



106 South Quay
, Great Yarmouth, NR30 2RW
Guide Price £120,000



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Guide £120,000-£130,000. Aldreds are pleased to offer this spacious ex local authority maisonette in a convenient location for the town centre overlooking the river. The property would make an ideal investment property or first time purchase and offers accommodation comprising of an entrance hall, lounge, kitchen/dining room, landing serving three separate bedrooms and bathroom. Outside the property has the benefit of a balcony overlooking the river and a rear garden. The property also has double/partially triple double glazed windows and gas central heating. Offered chain free.

Entrance Hall

Frosted part double glazed entrance door, stairs to first floor with under stairs recess, radiator, security entry phone, doors leading off to:

Living Room

16'10" x 10'5" (5.15 x 3.19)

Two triple glazed windows and double glazed door on to the balcony providing river views, radiator, tv point, fitted carpet.

Kitchen/Dining Room

11'10" x 10'2" (3.61 x 3.12)

Fitted kitchen with wall and matching base units with work surfaces over, part tiled walls, gas cooker point, single drainer stainless steel sink unit, built in storage cupboard and storage recess, extractor fan, space and plumbing for a washing machine and dishwasher, part tiled walls, double glazed window to rear, radiator.

First Floor Landing

Doors leading off to:

Bedroom 1

13'1" x 10'2" (3.99 x 3.10)

Double glazed window to rear, radiator.

Bedroom 2

10'6" x 8'8" (3.22 x 2.66)

Plus door recess, double glazed window to front aspect overlooking the river, radiator.





Bedroom 3

9'1" x 7'6" (2.78 x 2.30)

Double glazed window to front aspect overlooking the river, radiator.

Bathroom

5'6" x 5'1" (1.69 x 1.57)

White suite comprising panelled bath with tiled surround, low level wc, pedestal wash basin, frosted double glazed window to rear, radiator.

Outside

The property is accessed via a security entry phone system. On the lower ground floor level there is a brick built store and self contained enclosed lawned garden area.

Tenure

Leasehold

125 Year Lease from 2017

Ground rent and service charge - TBC

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head south along South Quay where the property can be found on the left hand side.

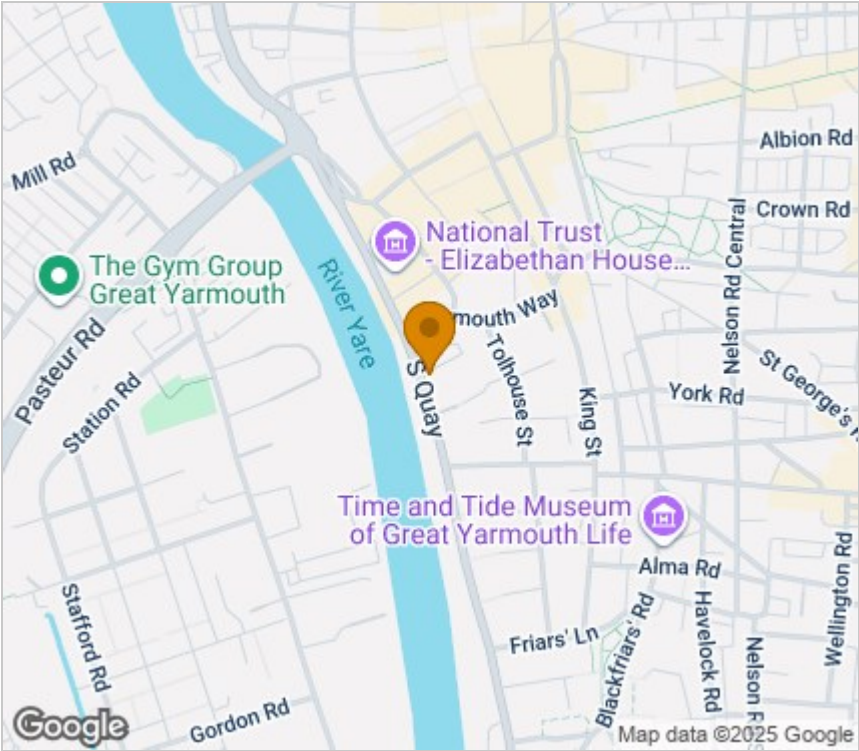
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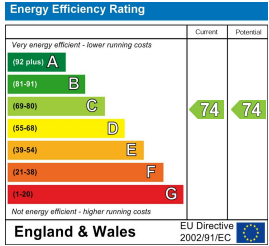
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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