

**Aldreds**  
Estate Agents



14a Malakoff Road  
Great Yarmouth, NR30 3BS  
£85,000



## 14a Malakoff Road

Great Yarmouth, NR30 3BS

Aldreds are pleased to offer this spacious, two bedroom mid terrace house in this convenient central location. The property offers two reception rooms, kitchen and ground floor bathroom. Two first floor bedrooms. Gas central heating and double glazed windows. The property is offered with no upward chain and would make an ideal investment purchase.

### Lounge

10'11" x 9'6" (3.33 x 2.90)

Including the chimney breast, wood panelled entrance door to front, double glazed window to front aspect, radiator, wood effect laminate flooring, open access to:

### Dining Room

10'11" x 8'6" (3.33 x 2.59 (3.32 x 2.6))

Stairs to first floor with open under stairs recess, wood grain finish wall and matching base storage units, plumbing for washing machine, radiator, wood effect laminate flooring, open access to:

### Kitchen

5'7" x 5'1" (1.70 x 1.55 (1.71 x 1.56))

Wood grain finish wall and matching base storage units with work tops, electric cooker point, stainless steel sink and drainer, door to rear, wall mounted gas fired boiler, sky light.

### Bathroom

Part tiled walls, panel bath with shower mixer attachment, pedestal hand wash basin, low level WC, radiator, frosted double glazed window to rear aspect.

### Landing

Doors leading off to:





### Bedroom 1

10'11" x 9'6" (3.33 x 2.90)

Including the chimney breast and wardrobe cupboard, double glazed window to front aspect, radiator.

### Bedroom 2

8'8" x 8'5" (2.64 x 2.57 (2.63 x 2.56))

Storage recess, double glazed window to rear aspect, radiator.

### Tenure

Freehold.

### Services

Mains water, electric, gas, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

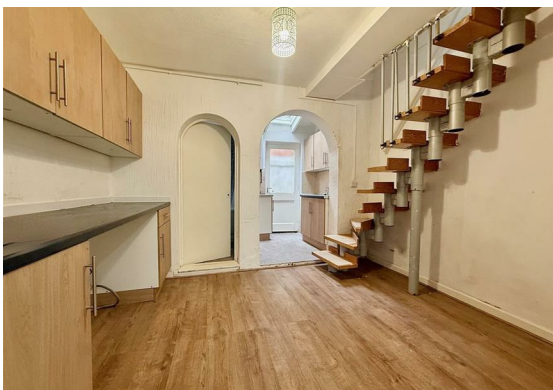
### Location

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 give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* 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, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn right into Havelock Road, turn left into Malakoff Road where the property can be found on the left hand side.

Ref: Y12546



Floor Plan



Viewing

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

Disclaimer

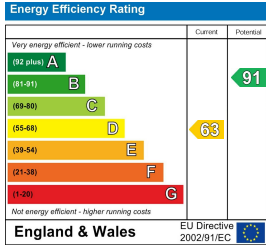
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Area Map



Energy Efficiency Graph



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