

Aldreds
Estate Agents



86 Hawkins Close
Great Yarmouth NR30 4AZ
£155,000



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Aldreds are pleased to offer this end terraced house in a popular location to the north of the main town centre. The property would benefit from further refurbishment and offers a spacious layout comprising of an entrance hall leading to a sitting room, kitchen/dining room, conservatory, landing serving two good sized double bedrooms, bathroom and separate wc. Outside there are established front and rear gardens with a south facing rear aspect. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door with matching side screen, radiator, stairs to first floor with under stairs cupboard, doors leading off to:

Sitting Room

14'5" x 11'5" (4.40 x 3.48)

Double glazed window to front aspect, radiator, brick display area, tv point, glazed doors to:

Kitchen/Dining Room

17'7" x 10'5" (5.38 x 3.18)

Oak fronted wall and matching base units with work surface over, breakfast bar divider, gas cooker point, space and plumbing for a washing machine, single drainer stainless steel sink unit, glazed window to rear, part glazed wood panelled rear door, electric panel heater, sliding patio doors to:

Conservatory

10'9" x 6'6" (3.28 x 1.99)

Brick and glazed construction with sliding patio doors to rear.

First Floor Landing

Built in airing cupboard housing the copper hot water cylinder, additional built in storage cupboard, loft access, doors leading off to:

Bedroom 1

17'7" maximum x 9'5" (5.37 maximum x 2.89)

Including an over stairs cupboard, two double glazed windows to front aspect, two radiators.

Bedroom 2

13'8" x 9'4" (4.18 x 2.85)

Double glazed window to rear aspect, radiator, concealed gas fired boiler.

Bathroom

5'6" x 4'10" (1.68 x 1.48)

Panelled bath, vanity unit with inset wash basin, mainly tiled walls, frosted double glazed window to rear.





Separate WC

Low level wc, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the property is a walled garden which is laid to lawn with established borders. To the rear is a south facing enclosed garden which is part lawned and part laid with concrete patio and side borders. Brick built storage shed and gated access to the rear service passageway.

Tenure

Freehold

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 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 north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights turn right into Jellicoe Road, turn right into Hawkins Avenue and after a couple of hundred yards turn right in to Hawkins Close and bear left at the junction. The property can be found after a couple of hundred yards on the right hand side.

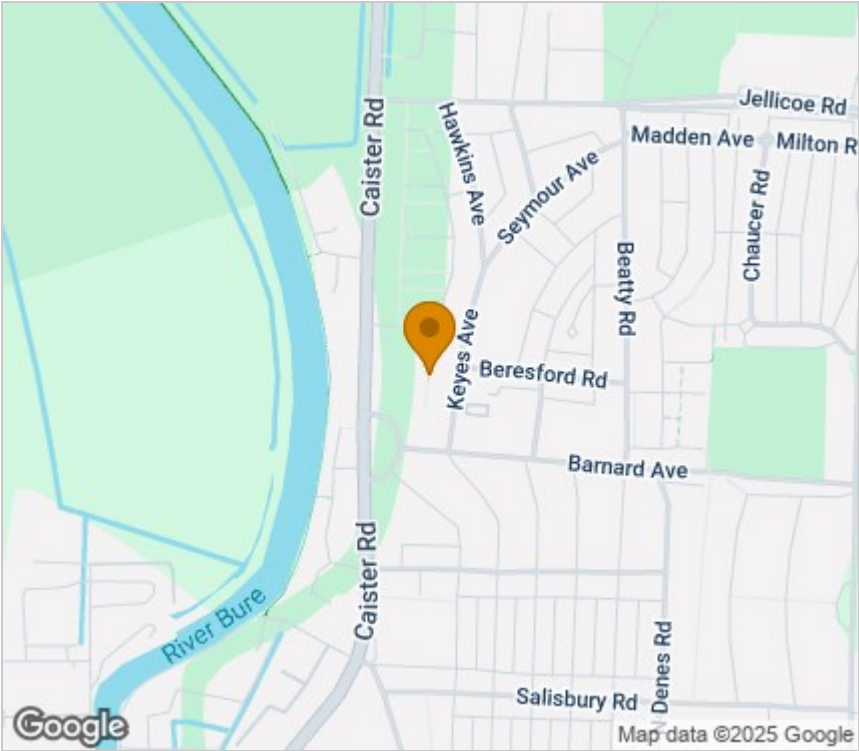
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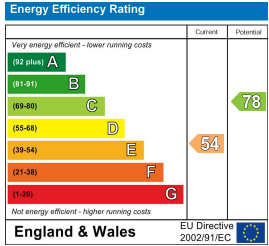
Floor Plan



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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