



Aldreds
Estate Agents

Symonds Cottage Row 71

Hall Plain, Great Yarmouth, NR30 2QD

£85,000



Symonds Cottage Row 71

Hall Plain, Great Yarmouth, NR30 2QD

Aldreds are pleased to offer this deceptively spacious mid terraced house in a convenient location close to the town centre. The accommodation is spread over three floors comprising of an entrance hall, kitchen, first floor lounge/dining room, second floor with a double bedroom and bathroom. The property also benefits from double glazed windows and represents an ideal investment opportunity or first purchase.

Entrance Hall

Double wooden entrance doors, fitted carpet, electric storage heater, electric meter, stairs to first floor, door to:

Kitchen

14'6" maximum x 7'11" (4.42 maximum x 2.41 (maximum x 2.42))

Fitted with a range of beige wall and matching base units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap over, extractor fan, double glazed window, electric oven and inset four ring hob, space and plumbing for washing machine.

First Floor Landing

Stairs to second floor, door into:

Lounge/Dining Room

19'5" maximum x 11'9" (5.92 maximum x 3.58)

Electric storage heater, two double glazed windows, tv point, exposed beams

Second Floor Landing

Eaves storage cupboard housing insulated the hot water cylinder and doors to:

Bedroom

11'9" x 9'8" average (3.58 x 2.95 average)

With part sloping ceiling, electric storage heater, double glazed window, tv point and access to loft space.





Bathroom

7'6" x 5'6" (2.29 x 1.68)

White suite comprising low level WC, pedestal wash basin and panel bath with hand-held shower fitting, extractor fan, vinyl floor, double glazed window,

Tenure

Freehold. There is an element of flying freehold with the living room and second floor being over the neighbouring property.

Services

Mains water, electric 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.

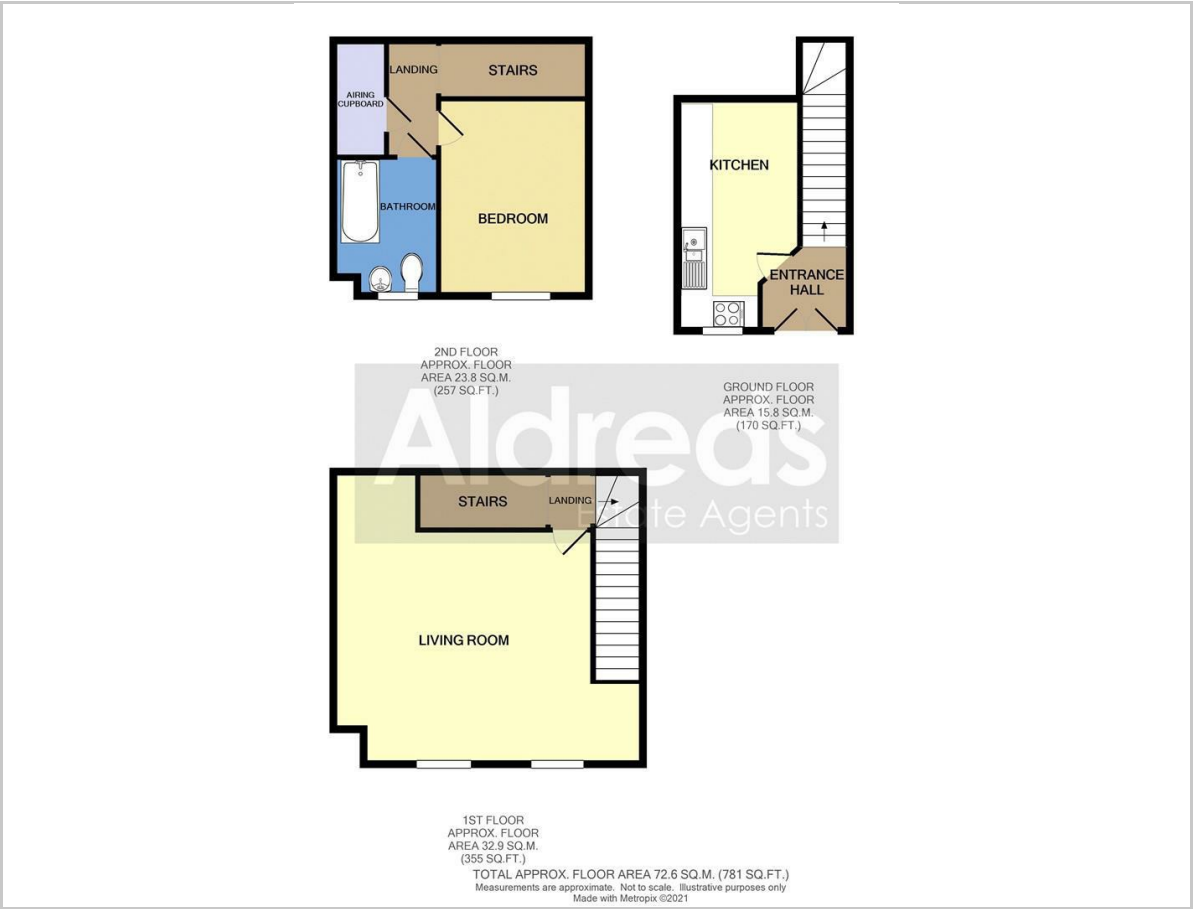
Directions

From the Yarmouth office head north along North Quay, pass through the traffic lights by the town hall and turn left in to Hall Plain and continue across Greyfriars Way where the property can be found off Row 71.

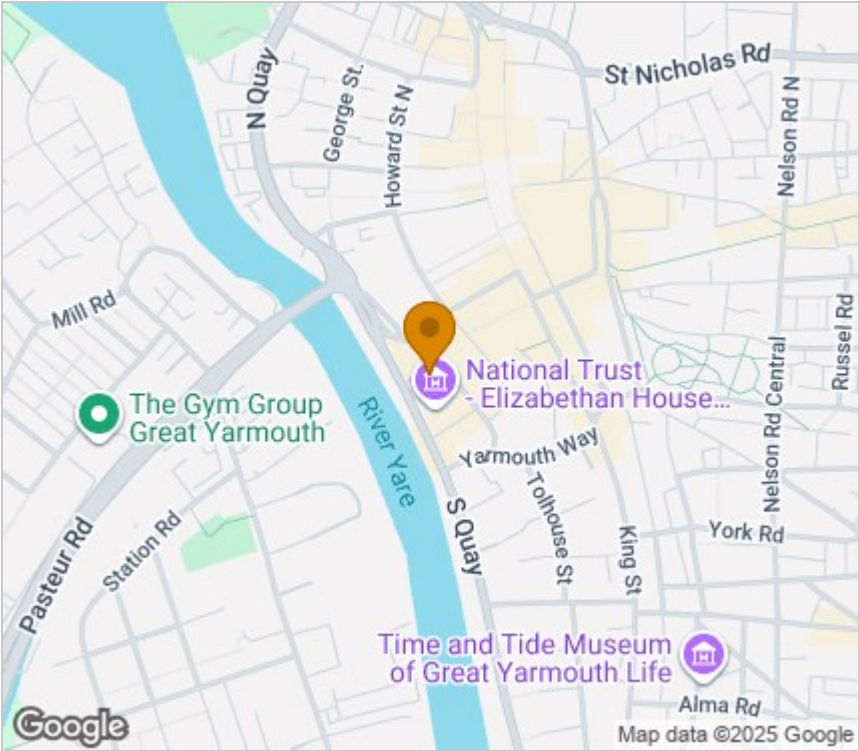
Ref: Y12568/11/25/CF



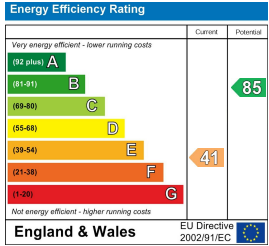
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA