



14 Whitby Road

Ormesby, Great Yarmouth, NR29 3TH

£110,000 (50% shared ownership)





## 14 Whitby Road

Ormesby, Great Yarmouth, NR29 3TH

\*\*\*50% SHARED OWNERSHIP\*\*\* Aldreds are delighted to offer this three bedroom mid terraced shared ownership property on this popular modern development on the outskirts of the village. The property offers a well presented modern interior with accommodation comprising of an entrance hall, cloakroom, living room, kitchen/dining room, landing, three bedrooms and a bathroom. Outside there is a double width driveway for car parking and a low maintenance rear garden. The property also benefits from double glazed windows and gas central heating. The property is offered with no onward chain.

### Entrance Hall

Part double glazed composite entrance door, wood effect laminate flooring, radiator, stairs to first floor, doors leading off to:

### Cloakroom

Low level wc, corner wash basin, frosted double glazed window, wood effect LVT flooring.

### Living Room

14'3" x 12'1" maximum (4.35 x 3.69 maximum)

Plus under stairs cupboard, radiator, wood effect laminate flooring, wall mount tv point, double glazed window to front aspect, door to:

### Kitchen/Dining Room

15'3" x 8'9" (4.67 x 2.68)

Kitchen area fitted with a white modern kitchen with wall and matching base units with white work surfaces over, cupboard housing the gas boiler, built in electric oven and four ring gas hob with stainless steel splashback panel and extractor over, single drainer stainless steel sink unit, space and plumbing for a washing machine, grey wood effect LVT flooring, radiator, double glazed window and French doors to rear.

### First Floor Landing

Access to the loft space, fitted carpet, built in airing cupboard, doors leading off to:

### Bedroom 1

15'5" x 9'6" (4.70 x 2.91)

Including a built in over stairs storage cupboard, two double glazed windows to front aspect, wall mount tv point, fitted carpet.

### Bedroom 2

9'1" x 7'6" (2.78 x 2.31)

Double glazed window to rear aspect, wall mount tv point, radiator, fitted carpet.

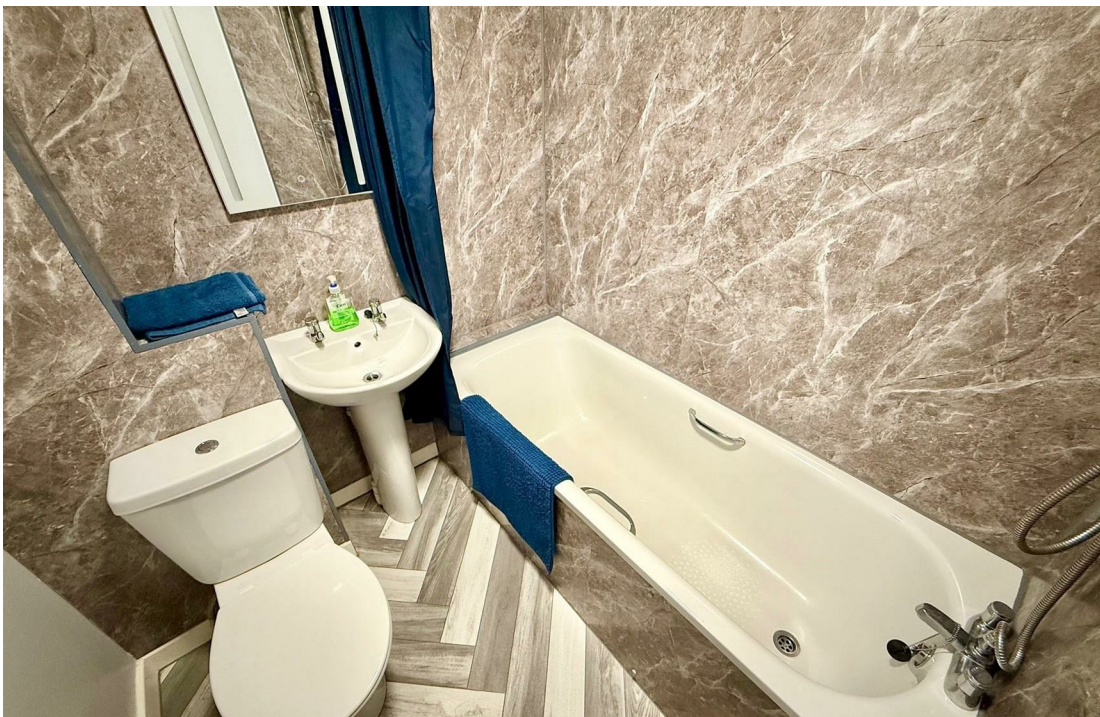
### Bedroom 3

7'6" x 5'11" (2.31 x 1.81)

Double glazed window to rear aspect, radiator, fitted carpet.







### Bathroom

5'10" x 5'10" (1.79 x 1.78)

White suite comprising panelled bath shower mixer tap and twin shower heads, pedestal wash basin, low level wc, mainly aqua panelled walls, vinyl flooring, radiator, extractor fan.

### Outside

To the front of the property is a double width block pavior driveway for car parking and small low maintenance garden area with shingle. To the rear is a generous garden which is also low maintenance laid with paved patio and enclosed by timber panelled fencing. Outside tap. There is also a hot tub and timber shed in the garden which can be made available by separate negotiation.

### Tenure

The property is being sold as a 50% shared ownership with Sage Housing where there is a remainder of a 125 year lease which commenced on 21 November 2019. Any buyer will make regular monthly payments as follows:-

Rent: £283.78

Service charge £51.88 Including Buildings Insurance

These charges are reviewed annually.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

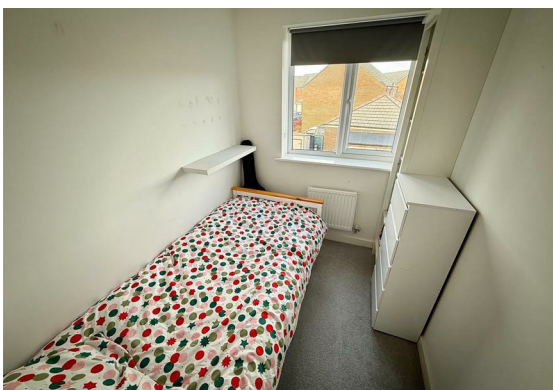
### Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth \* There is a Post Office \* Community Centre \* First and Middle schools \* A school bus service takes older children to the High schools at Martham \* Eastern Counties bus service operates to the City of Norwich.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left at the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue to the far end of Ormesby Road Caister and into Ormesby Road Ormesby, turn second left in to Pascoe Drive and follow the road down to the bottom and round the left hand bend, after a short distance turn right in to Whitby Road and the property can be found part way down on the right hand side.

Ref: Y12572/11/25/CF



## Floor Plan



## Viewing

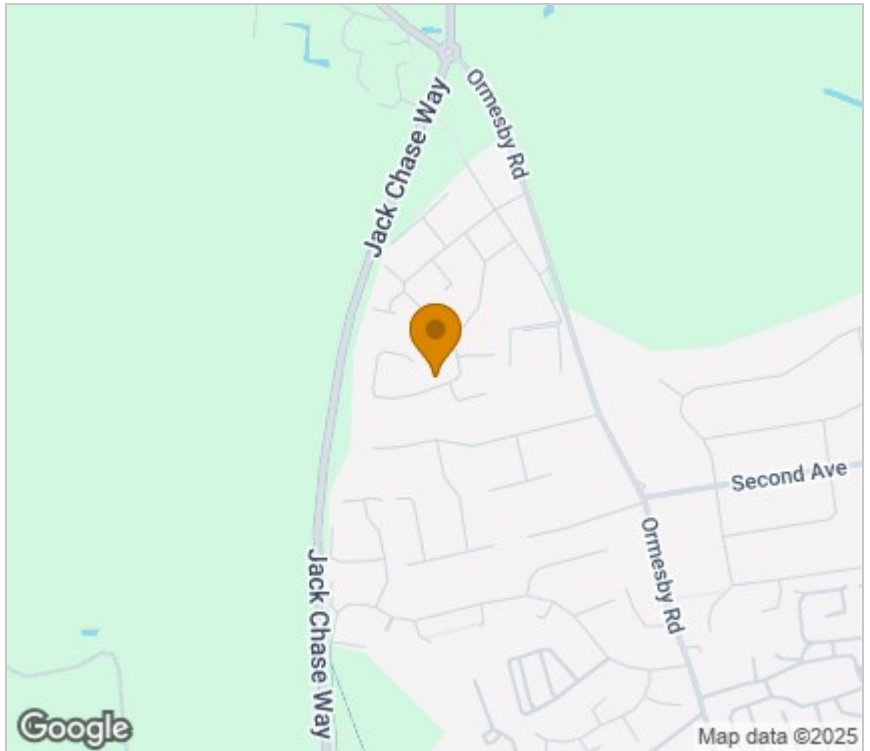
Please contact our Airedale's Great Yarmouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

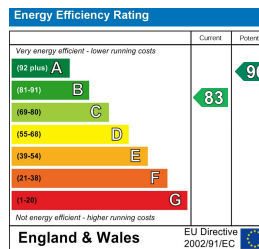
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## Area Map



### Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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