

Aldreds
Estate Agents



22 Fremantle Road
, Great Yarmouth, NR30 4AT

£385,000



22 Fremantle Road

, Great Yarmouth, NR30 4AT

Sitting in a convenient location for Bure Park, The Racecourse and Great Yarmouth Beach, Aldreds are delighted to offer this well presented, modern, executive style three bedroom detached bungalow. Sitting on the west side of Fremantle Road, the property has an entrance porch, entrance hall, lounge, kitchen/diner, conservatory, utility room, master bedroom with ensuite, two further bedrooms and a family bathroom. Gas central heating and double glazing. Gardens to front & rear. Driveway to garage.

Entrance Porch

Entrance door.

Entrance Hall

Loft access, airing cupboard, storage cupboard, two radiators

Lounge

18'8" x 14'9" (5.69 x 4.50)

Feature fireplace, double glazed window to rear aspect, radiator

Kitchen/Diner

22'2" x 11'3" (6.76 x 3.45)

Base and wall mounted storage units with roll top work surfaces over, sink and drainer with mixer tap over, plumbing for dishwasher, double glazed window to side aspect, part tiled walls, gas hob, double electric oven, two radiators, double glazed French doors to conservatory, door to:-

Utility Room

8'5" x 5'1" (2.57 x 1.57)

Plumbing for washing machine, wall mounted gas boiler, door side, tiled floor, sink with drainer, vynalay flooring

Conservatory

11'1" x 9'10" (3.38 x 3)

Double glazed French doors to rear garden, brick base and sealed unit double glazing, radiator

Master Bedroom

16'2" x 11'3" (4.94 x 3.45)

Bay double glazed window to front aspect, radiator, door to:-

Ensuite Shower Room

Shower in tiled cubicle, pedestal hand wash basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator.





Bedroom 2

11'3" x 9'10" (3.45 x 3)

Double glazed window to side aspect, radiator.

Bedroom 3

12'2" x 9'8" (3.73 x 2.97)

Double glazed window to front aspect, radiator.

Bathroom

10'9" x 7'2" (3.3 x 2.2)

Part tiled walls, panel bath, hand wash basin in vanity unit, low level WC, opaque double glazed window to side aspect, radiator.

Outside

To the front of the property there is a brick weave driveway leading to garage, the garage has an electric up and over door and benefits from power and light personal door to rear garden, lawned garden. To the rear of the property there is a well kept lawned garden with flower beds and borders containing bushes, shrubs and plants, paved patio area.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band D

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 * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

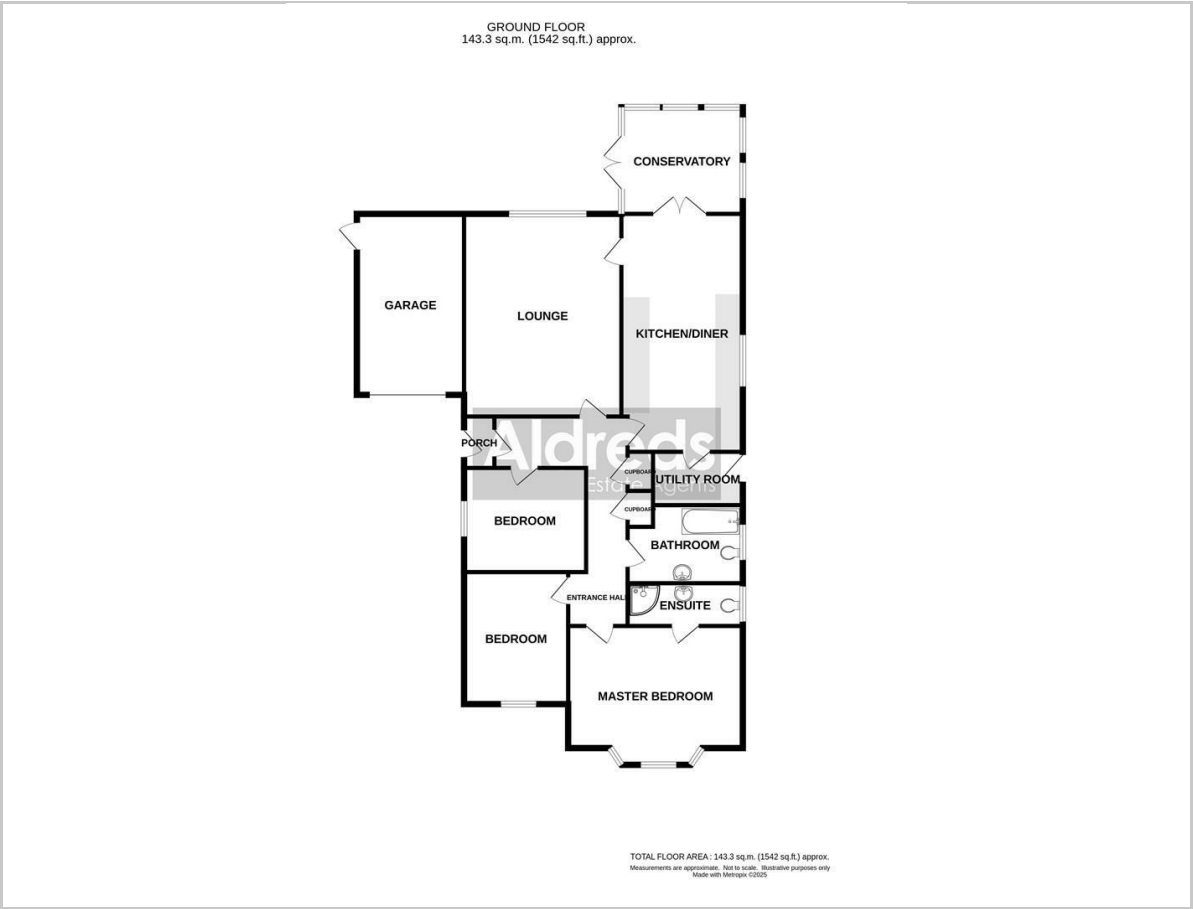
Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, continue over the pedestrian crossing, at the next set of traffic lights turn right into Jellicoe Road, take the second turning left into Fremantle Road where the property can be found on the left hand side.

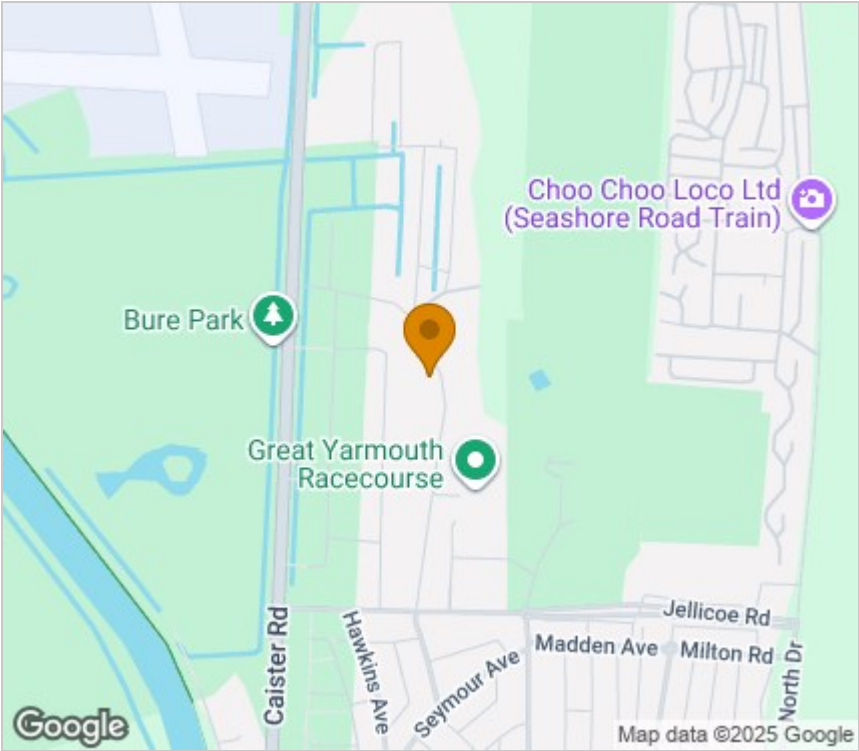
Ref Y12573/11/25



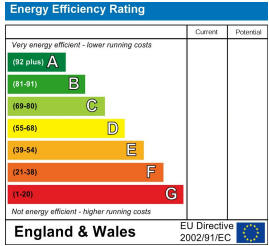
Floor Plan



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