

**Aldreds**  
Estate Agents

39 Alderson Road  
Great Yarmouth NR30 1QJ  
£175,000





## 39 Alderson Road

Great Yarmouth NR30 1QJ

Aldreds are pleased to offer this modernised and well presented mid terraced house in a sought after location close to the town centre and local amenities. The property has been well maintained by the current owners and would make an ideal first home or living space for a small family with accommodation comprising of an entrance lobby, spacious open plan lounge/dining room, modern fitted kitchen/breakfast room, utility/cloakroom, first floor landing serving three separate bedrooms and a bathroom. Outside there is a forecourt and westerly facing courtyard garden. The property also benefits from double glazed windows, gas central and can be offered chain free.

### Entrance Lobby

Part double glazed pvc entrance door, wood effect laminate flooring, door to:

### Open Plan Lounge/Dining Room

27'1" maximum x 12'6" (8.26 maximum x 3.83)

Including the open tread staircase to first floor with under stairs storage recess, two radiators, part wood effect laminate flooring/part fitted carpet, wall mount tv point, double glazed windows to front and rear aspects, door to:

### Kitchen/Breakfast Room

16'7" x 7'8" (5.07 x 2.34)

Fitted kitchen with white gloss wall and matching base units with sparkle effect square edge work surfaces over, part tiled walls, tiled flooring, breakfast bar area, single drainer one and a half bowl sink unit, space and plumbing for a dishwasher, cupboard housing the gas boiler, recess with range cooker and overhead extractor hood, double glazed window to side aspect, part double glazed pvc rear entrance door, radiator, door to:

### Cloakroom/Utility

7'5" x 4'10" (2.28 x 1.48)

With dividing wall, fitted work surface with space and plumbing below for a washing machine, radiator, low level wc, two frosted double glazed windows.

### First Floor Landing

35'0" x 2'11" maximum (10.68 x 0.90 maximum)

Radiator, fitted carpet, built in storage cupboard, doors leading off to:

### Bedroom 1

15'4" x 9'3" (4.69 x 2.83)

Plus built in wardrobe cupboard, radiator, double glazed window to front aspect, wood effect laminate flooring, wall mount tv point.







### Bedroom 2

11'5" x 9'3" (3.48 x 2.82)

Double glazed window to rear aspect, radiator, fitted cushion tiled flooring.

### Bedroom 3

7'10" x 6'6" (2.41 x 1.99)

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

### Bathroom

8'2" x 4'9" (2.49 x 1.47)

White suite comprising panelled bath with shower mixer tap and hand held shower attachment and waterfall shower over, vanity unit with inset wash basin, low level wc, part tiled walls, tiled flooring, frosted double glazed window to side aspect, chrome towel rail/radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is a generous sized paved courtyard garden with stone chip borders which is enclosed by brick boundary walling with a gate to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

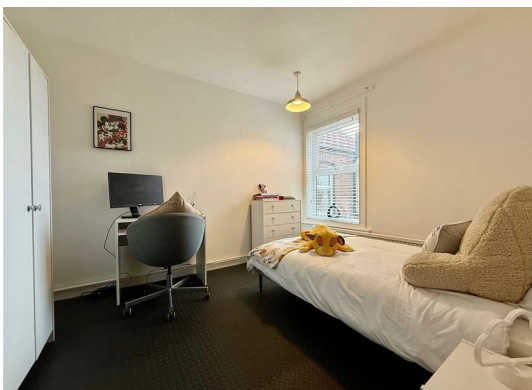
### Location

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 gives 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 Haven Bridge head north along North Quay, continue over the roundabout into Lawn Avenue, take the third turning on the right into Ormond Road, take the first turning on the left into Alderson Road where the property can be found on the left hand side.

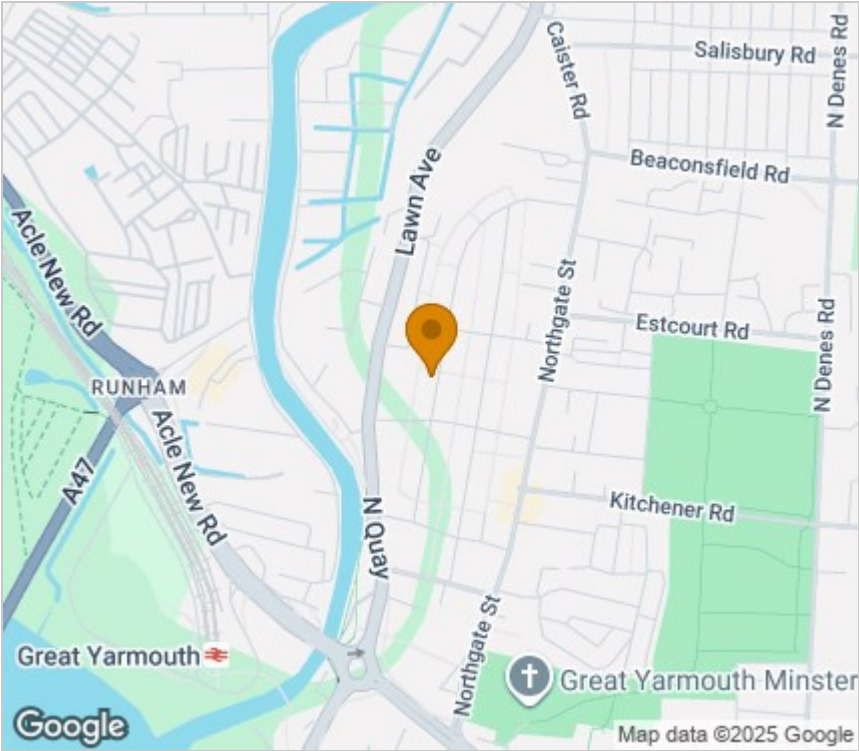
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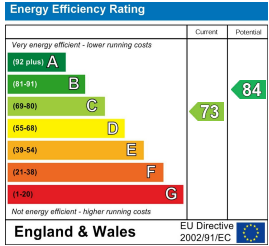
Floor Plan



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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