

**Aldreds**  
Estate Agents



43 Havelock Road  
Great Yarmouth NR30 3HJ  
£135,000



## 43 Havelock Road

Great Yarmouth NR30 3HJ

Aldreds are pleased to offer this bay fronted, hall entrance, mid terraced house in a convenient location close to the sea front and local amenities. The property offers a well presented interior with a spacious layout of accommodation comprising of an entrance hall, lounge, dining room, modern kitchen, covered yard, landing, three separate bedrooms, bathroom, basement cellar and forecourt. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Stairs rising to landing, double glazed pvc door to front, radiator, doors leading off to:

### Lounge

12'0" x 10'8" (3.68 x 3.27)

Plus double glazed bay window to front aspect, radiator, tv point, chimney breast, open access to:

### Dining Room

11'7" x 10'1" (3.53 x 3.07)

Plus under stairs cupboard, chimney breast with adjacent alcove storage, double glazed window to rear aspect, radiator, door to:

### Kitchen

11'11" x 7'3" (3.63 x 2.21)

Modern fitted kitchen with wall and matching base storage units with marble effect work surfaces over, plumbing for dishwasher, stainless steel sink and drainer, built in electric oven with overhead microwave, four ring ceramic hob with glass splashback panel and extractor hood over, recess housing the gas boiler, part tiled walls, vinyl flooring, double glazed window to side and part glazed door to:-

### Covered Yard

14'6" x 6'4" (4.42 x 1.93 (4.41 x 1.92))

Part double glazed pvc door to rear, trap door with stairs down to basement, door to:-

### WC

Low level WC.

### Basement

Power and light.

### Landing

Loft access, all bedrooms leading separately off with doors to:





#### Bedroom 1

13'5" x 11'11" (4.09 x 3.63 (4.1 x 3.62))

Plus double glazed bay window to front aspect, additional double glazed window to front aspect, radiator, chimney breast.

#### Bedroom 2

10'1" x 8'10" (3.07 x 2.69 (3.08 x 2.7))

Double glazed window to rear aspect, radiator, built in storage cupboard.

#### Bedroom 3

8'9" x 7'3" (2.67 x 2.21)

Double glazed window to side aspect, radiator, door to:-

#### Bathroom

7'3" x 5'6" (2.21 x 1.68)

White suite comprising panelled bath, vanity unit with inset wash basin, low level WC, frosted double glazed window to rear aspect, radiator, part aqua panelled walls.

#### Outside

To the front of the property there is a forecourt.

#### Tenure

Leasehold. 999 yrs from 25th March 1867

Ground rent £1.00 per annum.

#### Services

Mains water, electric, gas and drainage.

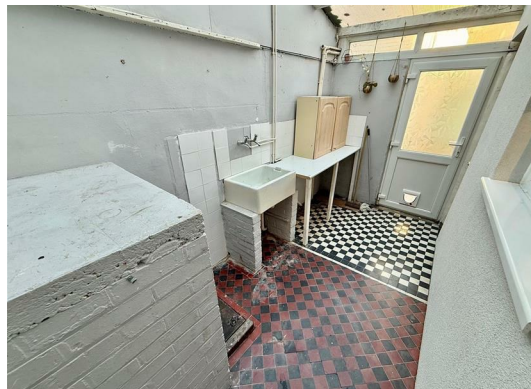
#### Location

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 south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn right into Havelock Road where the property can be found on the left hand side.

Ref: Y12582/12/25/CF



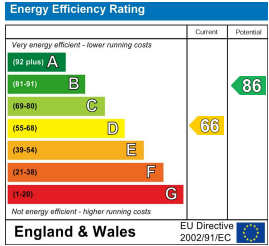
Floor Plan



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.

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