

**Aldreds**  
Estate Agents



45 Isaacs Road  
Great Yarmouth NR31 0BT  
£129,950





## 45 Isaacs Road

Great Yarmouth NR31 0BT

Aldreds are pleased to offer this well presented, hall entrance, mid terraced house in a convenient location for local amenities and the main town centre. The property has recently benefitted from re-decoration, new bathroom and new fitted carpets and would make an ideal first home or investment purchase. The accommodation comprises of an entrance hall, sitting room, dining room, kitchen and ground floor bathroom. A small landing leads to the three good sized bedrooms. Outside there is a forecourt and generous sized rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part glazed wood panelled entrance door, vinyl flooring, radiator, stairs to first floor, doors leading off to:

### Sitting Room

11'10" x 8'10" (3.61 x 2.71)

Including the chimney breast, radiator, fitted carpet, double glazed window to front aspect.

### Dining Room

12'1" x 10'11" (3.70 x 3.33)

Including the chimney breast with a tiled open fireplace, vinyl flooring, under stairs cupboard, radiator, double glazed window to rear aspect, door to:

### Kitchen

7'11" x 6'9" (2.43 x 2.08)

Fitted kitchen with medium oak fronted wall and matching base units with granite effect work surfaces over, four ring gas hob with electric oven below and fitted extractor hood, single drainer stainless steel sink unit, part tiled walls, tiled flooring, double glazed window to rear aspect, part double glazed pvc rear entrance door, door to:

### Inner Lobby

Wall mounted gas combi boiler, space and plumbing for a washing machine, door to:

### Bathroom

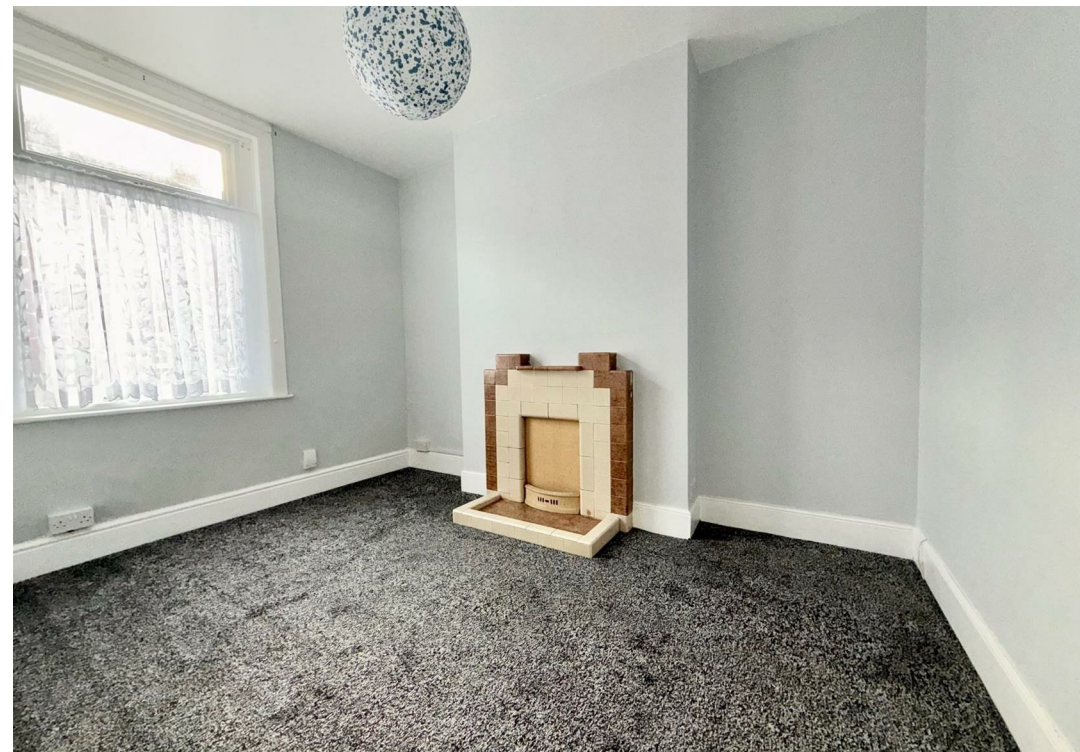
New white suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, tiled flooring, chrome towel rail/radiator, aqua panelled walls, frosted double glazed window to side aspect, extractor fan.

### First Floor Small Landing

### Bedroom 1

12'2" x 11'10" (3.72 x 3.61)

Including the chimney breast with a cast iron open fireplace, radiator, fitted carpet, shallow wardrobe cupboard, double glazed window to front aspect.







### Bedroom 2

12'2" x 10'11" (3.73 x 3.33)

Including the chimney breast with a cast iron open fireplace, shallow wardrobe cupboard, fitted carpet, radiator, double glazed window to rear aspect, door to:

### Bedroom 3

9'8" x 6'8" (2.95 x 2.04)

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

### Outside

To the front of the property is a walled forecourt. To the rear is a generous size garden with a side concrete patio opening out on to the remainder of the garden which is mainly paved and enclosed by panelled fencing with a gate leading to a rear pedestrian service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

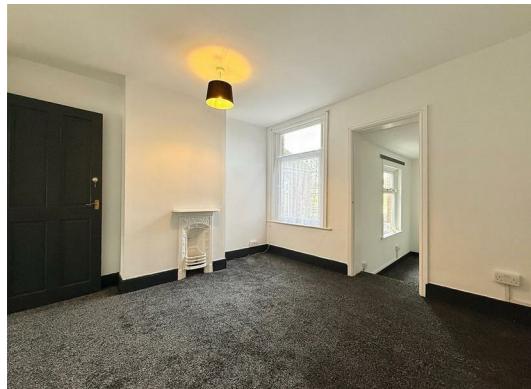
### Location

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 the Yarmouth office head west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, follow the road round to the right, turn right into Isaacs Road where the property can be found on the left hand side.

Ref: Y12592/12/25/CF



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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