

Aldreds
Estate Agents



41 East Road
Great Yarmouth NR30 1DW
£160,000



41 East Road

Aldreds are pleased to offer this modern semi detached house in a sought after location close to the main town centre and local amenities. The property is also being offered with an option of a 50% shared ownership and the property offers accommodation comprising of an entrance hall leading to the lounge/dining room, kitchen, cloakroom, first floor landing, two separate bedrooms and a bathroom. Outside there are front and rear gardens and an adjacent car parking space included with the property. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, with under stairs cupboard, wood effect laminate flooring, radiator, doors leading off to:

Cloakroom

Low level wc, hand wash basin, low level wc, extractor fan, radiator.

Lounge/Dining Room

15'1" x 11'6" (4.60 x 3.51)

Double glazed window to rear aspect, part double glazed pvc rear entrance door, wood effect laminate flooring, wall mount tv point, radiator.

Kitchen

10'11" x 8'5" (3.35 x 2.59)

Fitted kitchen with wood effect shaker style wall and matching base units with polished finished work surfaces over, part tiled walls, wood effect laminate flooring, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, space and plumbing for a washing machine, radiator, double glazed window to front aspect.

First Floor Landing

Built in airing cupboard housing the gas boiler, access to the loft space, doors leading off to:

Bedroom 1

15'4" x 11'6" maximum (4.69 x 3.52 maximum)

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

Bedroom 2

15'1" x 8'3" (4.60 x 2.53)

Including a built in cupboard, radiator, double glazed window to front aspect, wall mount tv point.

Bathroom

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, radiator, vinyl flooring, extractor fan.





Outside

To the front of the property there is a low maintenance paved garden enclosed by picket style fencing with a useful outside store. Adjacent to the house is an allocated car parking space. To the rear is a further enclosed low maintenance paved garden.

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.

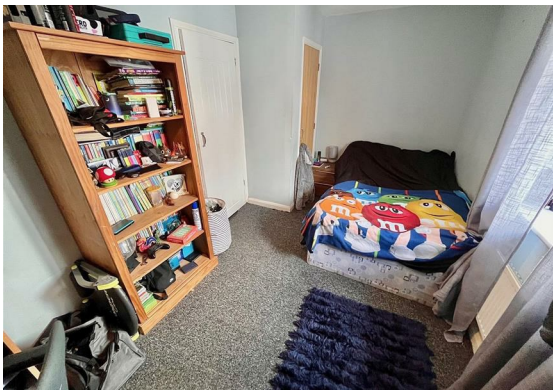
Directions

From Haven Bridge, proceed North along North Quay, at the roundabout take the right hand exit and proceed along Fullers Hill as far as the first set of traffic light turning left into Northgate Street, proceed approximately 400 yards and turn right at the mini-roundabout into Kitchener Road, take the next turning right into Maygrove Road then first left into East Road. Follow the road as it bears round to the right and the property is situated towards the far end on the left hand side just beyond the row of older terraced houses.

Agents Note

There will be rent payable to Clarion Housing, Norwich of £294.32 pcm with a service charge of £22 pcm in addition, only if purchaser buys 50% equity.

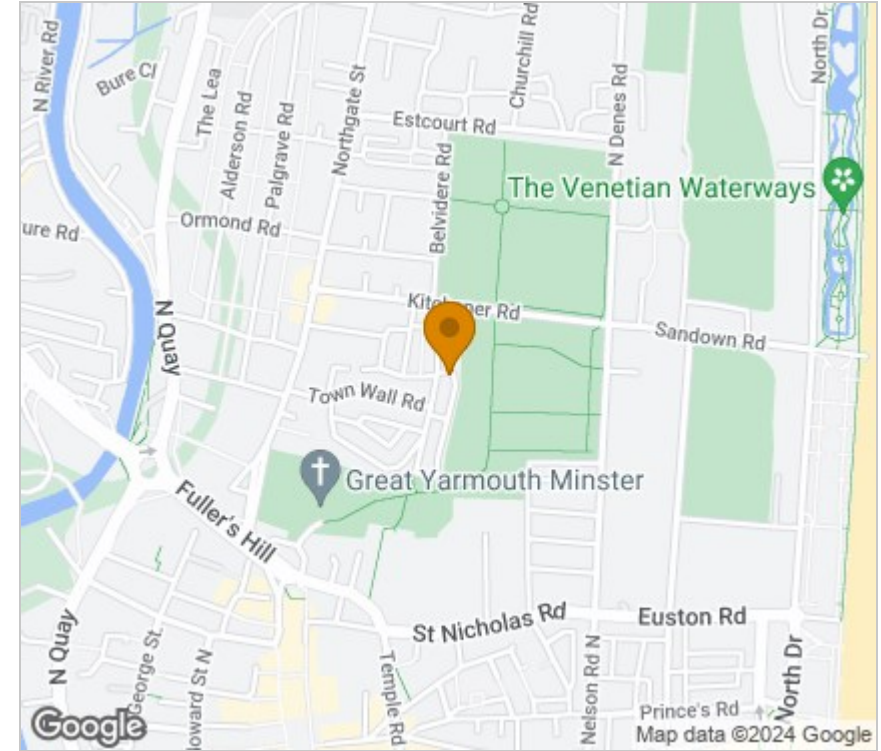
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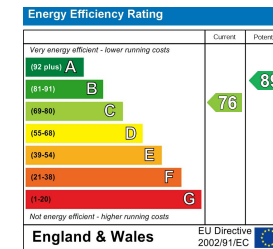
Floor Plan



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.

Disclaimer

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