



110 Exmouth Road  
Great Yarmouth, NR30 3DN  
Guide Price £120,000



# 110 Exmouth Road

, Great Yarmouth, NR30 3DN

Guide Price £120,000-£130,000. Aldreds are pleased to offer this comprehensively renovated mid terraced house that has been finished to a high specification throughout. The property is in a very convenient location for local amenities, the sea front and a short distance from the third river crossing and offers accommodation comprising of an open plan living room/kitchen, utility area and ground floor shower room. On the first floor there are two bedrooms and an en-suite bathroom. Outside the property has the benefit of off road parking and a generous low maintenance garden area. This stylish and tastefully presented house would suit as a first home or investment purchase and is a ready made turn key house offered with vacant possession. An early viewing is recommended.

## Open Plan Living Room/Kitchen

### Living Room Area

11'7" x 9'8" (3.54 x 2.97)

Including the chimney breast, part double glazed composite entrance door, double glazed window to front aspect, built in meter cupboard, decorative feature wall, attractive wood effect Herringbone flooring, open access to:

### Kitchen Area

11'7" x 8'7" (3.54 x 2.64)

Including the staircase to first floor with open under stairs recess, new fitted kitchen with light grey shaker style units with wall and matching base units with wood effect work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, metro tiled walls, attractive wood effect Herringbone flooring, open access to:

### Utility Area

6'6" x 4'10" (1.99 x 1.48)

Matching light grey finish base unit with wood effect work surface over and space and plumbing below for a washing machine, wall mounted new gas combi boiler, attractive wood effect Herringbone flooring, stylish vertical radiator, part double glazed pvc door to rear, door to:

### Shower Room

5'7" x 5'7" (1.72 x 1.72)

New quality suite with a corner tiled shower cubicle with electric shower fitting, low level wc with built in space saving wash basin, radiator, frosted double glazed window to rear, attractive wood effect Herringbone flooring.

### First Floor Small Landing

New fitted carpet, doors leading off to:





#### Bedroom 1

11'7" x 9'8" (3.54 x 2.97)

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

#### Bedroom 2

8'11" x 8'5" (2.72 x 2.57)

Including the chimney breast plus over stairs storage cupboard, double glazed window to rear aspect, radiator, new fitted carpet, door to:

#### En-Suite Bathroom

New quality white suite comprising panelled bath with shower mixer tap over, low level wc with concealed cistern, vanity unit with inset wash basin, attractive wood effect Herringbone flooring, frosted double glazed window to rear, radiator, extractor fan.

#### Outside

To the front of the property double gates lead to an area of concrete hardstanding providing off street parking and opening beyond in to a low maintenance garden area and pathway to the entrance door. Timber shed and fenced boundaries.

#### 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 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 Queens Road, turn right into Exmouth Road where the property can be found half way along on the right hand side.

Ref: Y12515



## Floor Plan



## Viewing

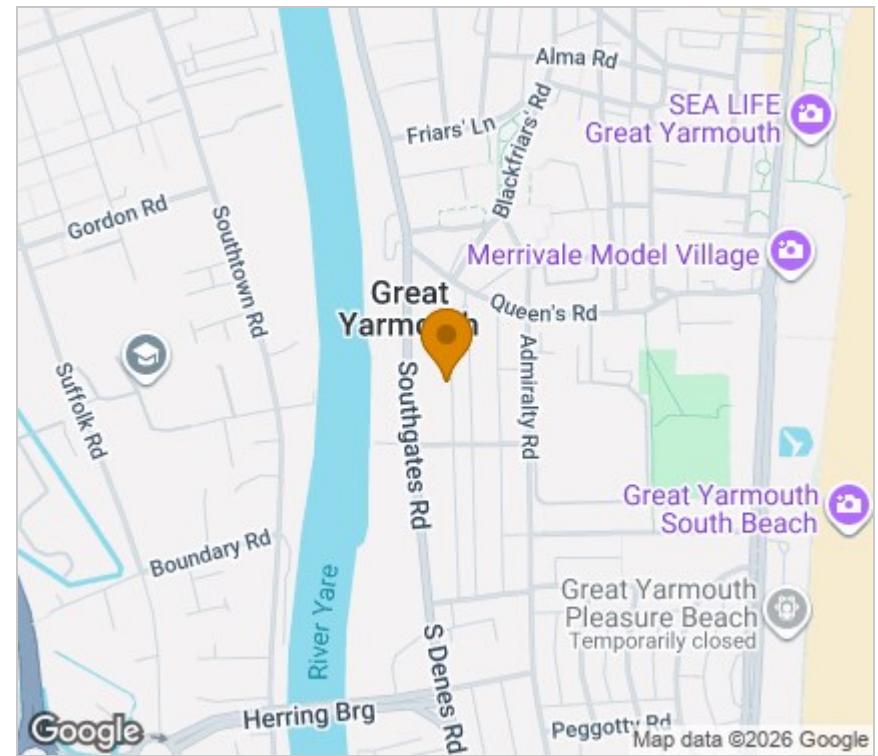
Please contact our Aldreds Great Yarmouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

### 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.

## Area Map



## Energy Efficiency Graph

