

Aldreds
Estate Agents



1 Royal Britannia Crescent Nelson Road North
Newtown, Great Yarmouth, NR30 1AJ
Asking Price £210,000



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Aldreds are pleased to offer this 2014 built, spacious semi detached family house in a convenient sought after location close to the sea front. The property offers an attractively presented modern interior making it ready for early occupation. The accommodation comprises of an entrance hall serving the open plan kitchen/living room, ground floor utility/cloakroom. On the first floor a landing leads to three good size bedrooms and a modern bathroom. Outside there is a generous rear garden and two allocated car parking spaces. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed composite entrance door with double glazed side screen, stairs to first floor with under stairs cupboard, radiator, fitted carpet, doors leading off to:

Utility/Cloakroom

7'3" x 6'8" (2.21 x 2.03)

Fitted work surface with space and plumbing below for a washing machine, pedestal wash basin, low level wc, extractor fan, vinyl flooring, frosted double glazed window to rear aspect.

Open Plan Kitchen/Living Room

24'6" x 12'0" (7.47 x 3.66)

Kitchen area fitted with a range of cream wall and matching base units with work surface over, single drainer one and a half bowl sink unit, built in electric oven with four ring gas hob, stainless steel splashback and extractor hood over, part tiled walls, radiator, cupboard housing the gas boiler, space and plumbing for a dishwasher, vinyl flooring, double glazed window to front aspect. Living room area with new fitted carpet, tv point, radiator, double glazed wheel chair access door to rear.

First Floor Landing

Access to the loft space, airing cupboard with electric heater, fitted carpet, doors leading off to:

Bedroom 1

12'0" x 11'2" (3.66 x 3.40)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.

Bedroom 2

10'2" x 9'5" (3.10 x 2.87)

Double glazed window to rear aspect, radiator, fitted carpet, telephone point.

Bedroom 3

9'9" x 9'3" maximum (2.97 x 2.82 maximum (2.98 x 2.81 maximum))

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





Bathroom

White suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect.

Outside

To the front of the property is a walled low maintenance garden with pathway leading to the entrance. To the rear is a generous garden 18m x 6.5m approximately with a paved sun trap patio beyond which the remainder of the garden is mainly lawned and enclosed on all boundaries with a gate to the rear allocated parking. Outside tap and light.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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 to the roundabout, take the right hand exit into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout turn right into Kitchener Road, continue to the crossroads where Kitchener Road joins North Denes Road and Britannia Crescent is on the right hand corner.

EPC Rating C (76)

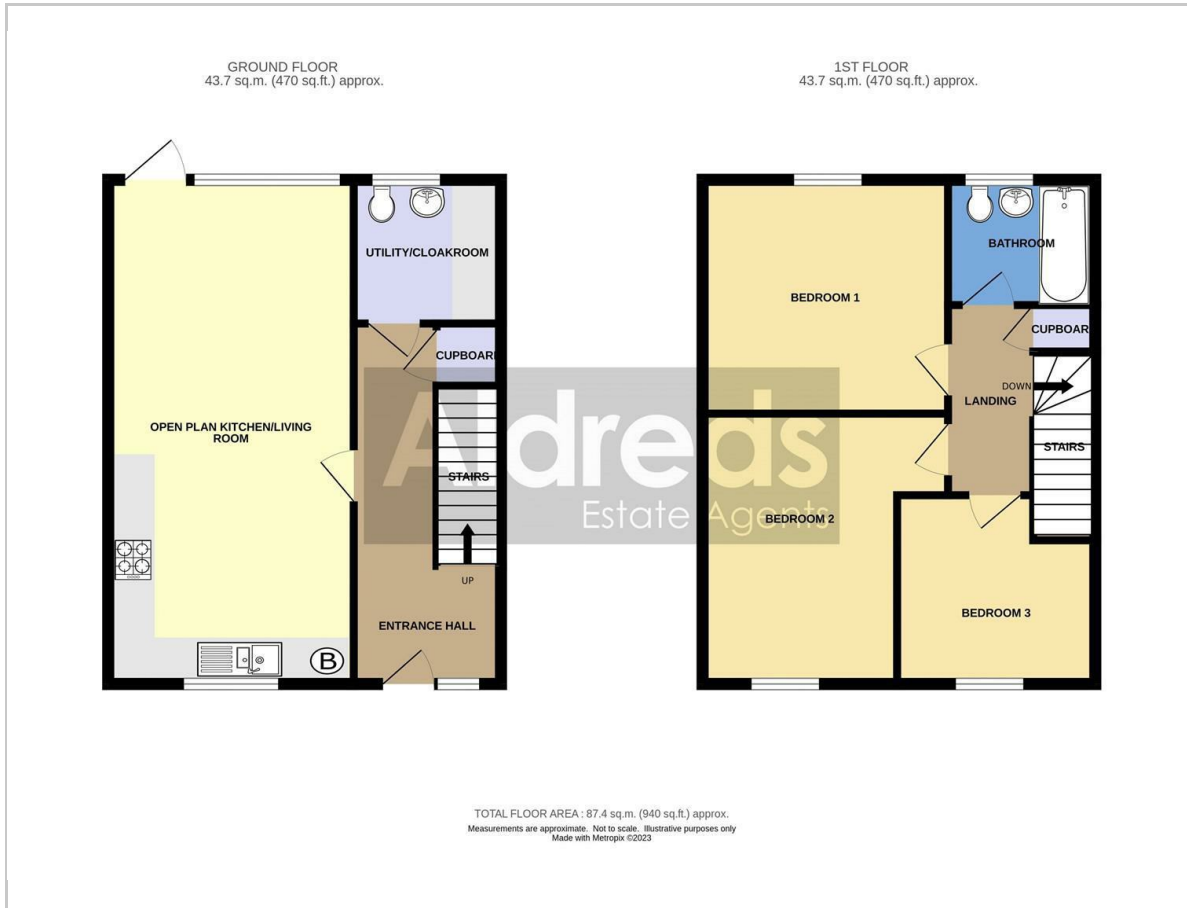
Agents Note

The photos of the rear garden were taken previously and are for guidance only

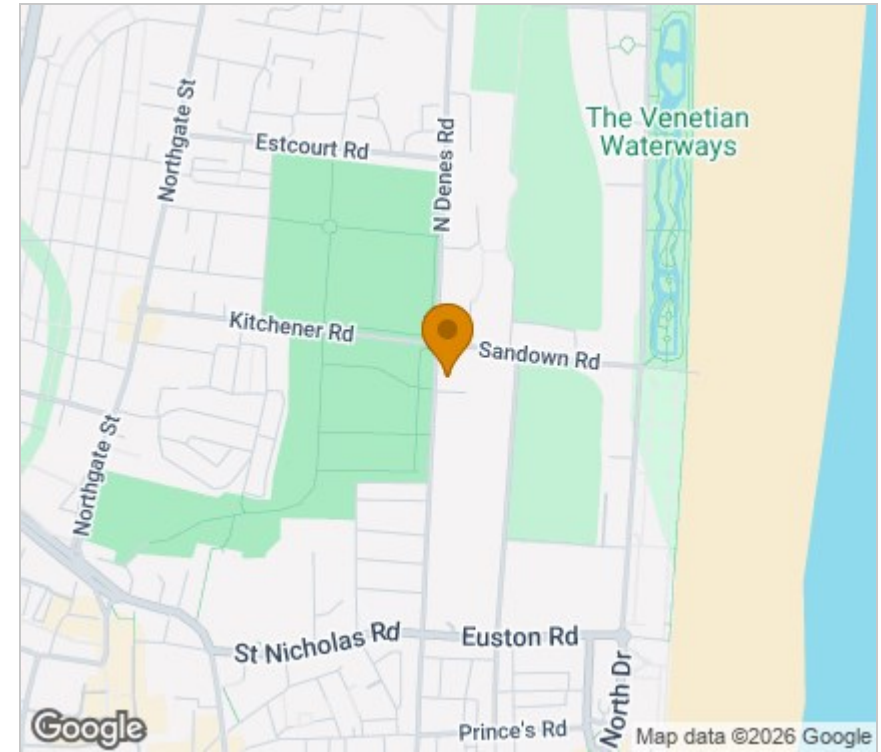
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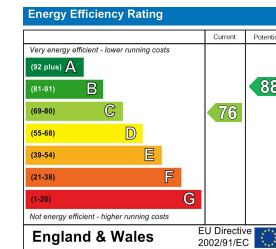
Floor Plan



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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