

Aldreds
Estate Agents

16 Exmouth Road
Great Yarmouth NR30 3DN
Offers Over £100,000



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Aldreds are pleased to offer this deceptively spacious and well presented mid terraced house in a convenient location for local amenities and a short distance from the third river crossing. The property would make an ideal first home or investment purchase with accommodation comprising of an open plan lounge/dining room, modern galley kitchen, first floor landing with a modern bathroom and two/three bedrooms. Outside there is a small forecourt and enclosed rear yard. The property also benefits from gas central heating, double glazed windows and is offered chain free.

Lounge/Dining Room

21'10" x 12'2" (6.68 x 3.73)

Including the two chimney breasts one of which has an open fire recess, stairs to first floor with under stairs cupboard and additional storage, two radiators, television point, double aspect double glazed windows, wood effect laminate flooring, part double glazed pvc entrance door, access to:

Galley Kitchen

21'3" x 5'1" (6.50 x 1.55)

Extensively fitted with wood grain finish wall and matching base units with polished finish work surfaces over, built in electric oven and microwave, four ring ceramic hob and extractor hood over, part tiled walls, radiator, single drainer stainless steel sink unit, wall mounted gas combination boiler, double glazed windows to side aspect, part double glazed pvc rear entrance door, space and plumbing for a washing machine and recess for fridge/freezer.

First Floor Landing

Access to the insulated loft space, built in storage cupboard, doors leading off to:

Bedroom 1

12'3" x 11'8" (3.74 x 3.57)

Including the chimney breast and built in wardrobe cupboard, radiator, double glazed window to front aspect.

Bedroom 3/Study

10'3" x 5'2" (3.13 x 1.58)

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





Bedroom 2

10'3" x 5'2" (3.13 x 1.58)

Double glazed window to rear aspect, radiator.

Bathroom

9'10" x 5'9" (3.02 x 1.77)

White suite comprising panelled bath with electric shower over, low level wc, pedestal wash basin, tiled walls and flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

To the front is a walled westerly facing forecourt. To the rear is an enclosed courtyard garden with a gate to the rear service road.

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.

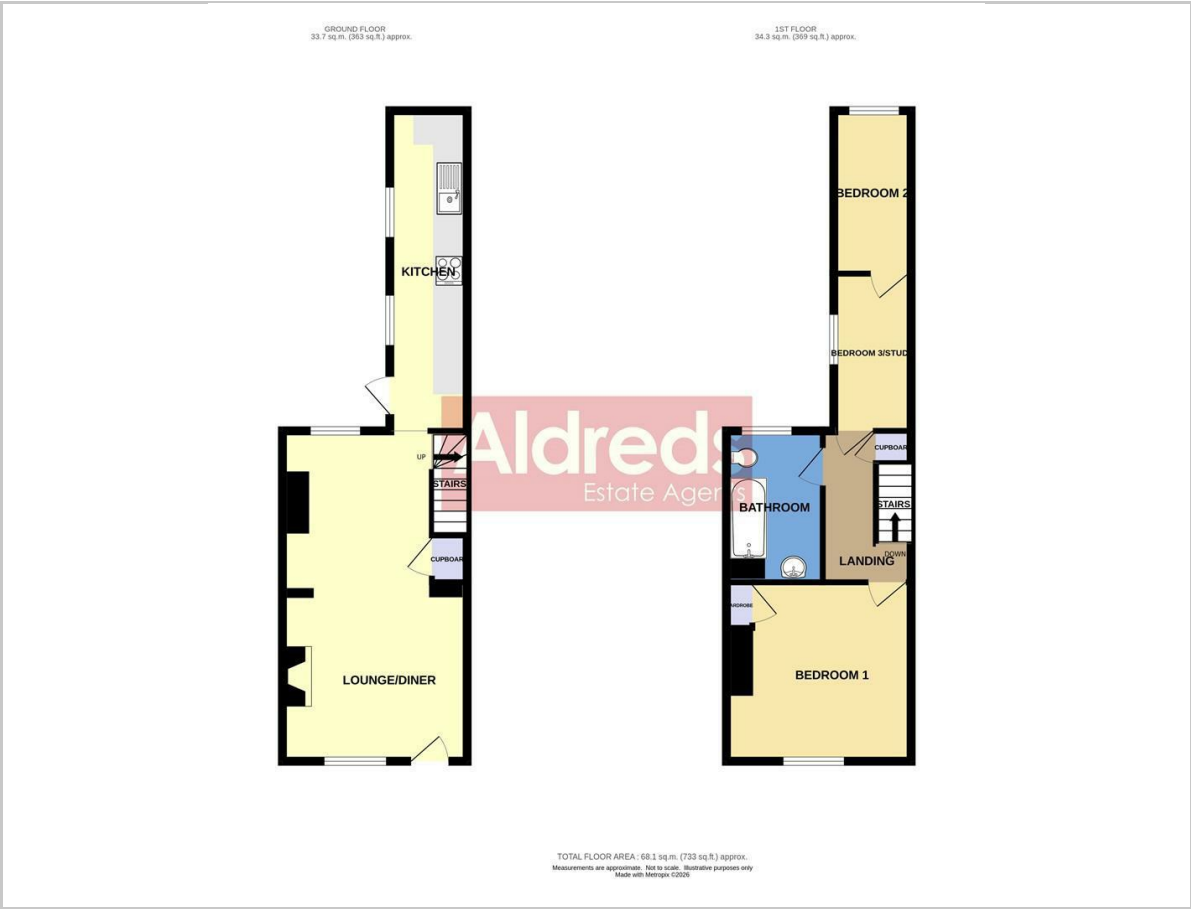
Directions

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 left hand side.

Ref: Y12788/07/26/CF



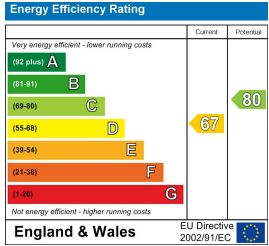
Floor Plan



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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