

Aldreds
Estate Agents



2 Tottenham Street
, Great Yarmouth, NR30 1EP
£130,000



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Aldreds are pleased to offer this modernised and very well presented mid terraced house in a popular location close to local amenities. This tastefully presented home would make an ideal investment purchase or first home with a spacious layout of accommodation comprising of an entrance porch, through lounge/dining room, quality modern fitted kitchen and shower room. On the first floor a landing serves three separate bedrooms. Outside there is forecourt parking and a small rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is recommended.

Entrance Porch

part double glazed pvc entrance door, internal door to:

Lounge/Dining Room

20'1" x 10'2" (6.14 x 3.12)

Including the chimney breast with a wall mount television point, wood effect laminate flooring, two radiators, stairs to first floor, double glazed window to front aspect, door to:

Kitchen

11'8" x 9'2" maximum (3.58 x 2.81 maximum)

Quality fitted kitchen with grey matt finish wall and matching base units with wood effect work surfaces over and matching upstands, built in electric oven, four ring ceramic hob and overhead extractor hood, black glass panel splashback, one and a half bowl cast sink, splash panelling to walls, space and plumbing for a washing machine, glass sky light, wood laminate flooring, part frosted double glazed door to rear, radiator, door to:

Shower Room

6'3" x 4'9" (1.92 x 1.47)

Corner quadrant shower cubicle with a mains fed shower, vanity unit with wash basin, low level wc, aqua panelling to walls, extractor fan, towel rail/radiator, frosted double glazed window to side aspect, spot lights.

First Floor Landing

Doors leading off to:

Bedroom 1

10'9" x 10'5" (3.30 x 3.19)

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

Bedroom 2

8'9" x 5'0" (2.67 x 1.54)

Wall mounted gas boiler, double glazed window to side aspect, radiator.





Bedroom 3

8'11" x 4'11" (2.74 x 1.51)

Double glazed window to rear aspect, radiator, television point, access to the loft space.

Outside

To the front of the property is hard standing for forecourt parking. To the rear is a small enclosed yard with a gate to the rear service passage.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

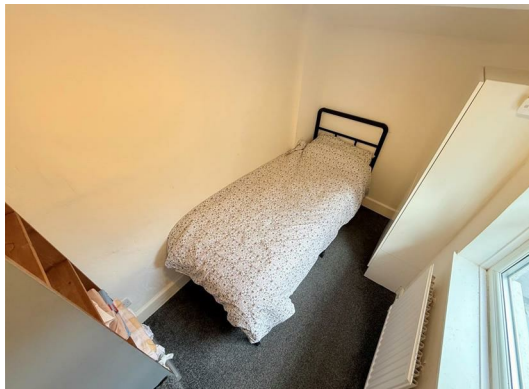
Location

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 north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, at the next set of traffic lights turn left into Nelson Road North, turn left into Tottenham Street where the property can be found towards the far end on the right hand side.

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Floor Plan



Viewing

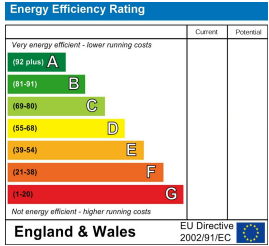
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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