



Aldreds
Estate Agents



32 Well Street

, Great Yarmouth, NR30 1ER

£105,000



Aldreds are pleased to offer this spacious mid terraced house in a convenient location close to local amenities and the town centre. The property would make an ideal investment property and would benefit from some further cosmetic refurbishment with accommodation comprising of a lounge dining room, kitchen, small landing, three bedrooms and a bathroom. Outside there is forecourt off road parking and a small southerly facing rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Lounge 11'11" x 10'1" (3.65 x 3.08)

Including the chimney breast, radiator, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Dining Room 11'11" x 9'8" (3.64 x 2.95)

Including the staircase to first floor with under stairs cupboard, chimney breast, radiator, double glazed window to rear aspect, door to:

Kitchen 18'5" x 5'8" (5.63 x 1.74)

Fitted kitchen with wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, electric cooker point, two double glazed windows to rear aspect, part double glazed pvc entrance door.

First Floor Small Landing

Access to the loft space, doors leading off to:

Bedroom 1 11'11" x 10'1" (3.65 x 3.08)

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

Bedroom 2 9'7" x 9'4" (2.94 x 2.86)

Including the chimney breast plus over stairs storage recess, radiator, double glazed window to rear, door to:

Bedroom 3 8'8" x 5'8" (2.66 x 1.73)

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

Bathroom 8'8" x 5'8" (2.65 x 1.73)

Including the airing cupboard housing the gas boiler, bathroom suite comprising panelled bath with show mixer attachment, pedestal wash basin, low level wc, part tiled walls, extractor fan, radiator, frosted double glazed window to rear aspect.

Outside

To the front of the property is forecourt car parking and access to the front door. To the rear is an enclosed courtyard with store. A gated access leads to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

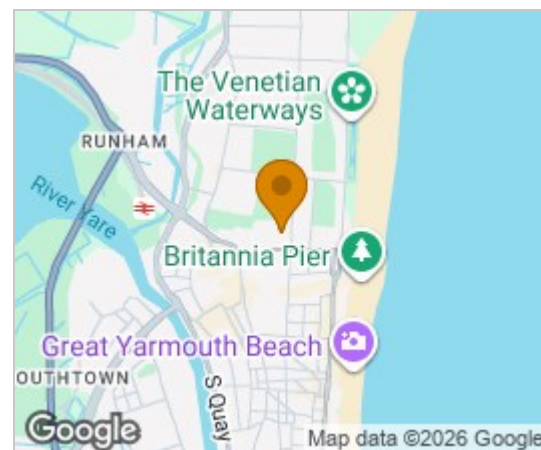
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital 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, just after the petrol station turn left into Factory Street, turn right into Well Street where the property can be found on the right hand side.

Ref: Y12744/05/26/CF

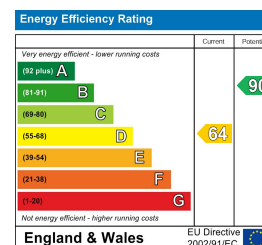
Area Map



Floor Plans



Energy Efficiency Graph



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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA