

**Aldreds**  
Estate Agents



9a Anson Road  
, Great Yarmouth, NR31 0EG

£60,000



## 9a Anson Road

, Great Yarmouth, NR31 0EG

PUBLIC NOTICE - 9a Anson Road, Great Yarmouth, Norfolk, NR31 0EG. We are acting in the sale of the above property and have received an offer of £55,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Aldreds are pleased to offer this converted first floor flat in a convenient location for local amenities and the town centre. The property would make an ideal investment property or first home with accommodation comprising of a common entrance hall, living room, kitchen, two bedrooms and bathroom. Outside there is a shared rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Common Entrance Hall

Part double glazed pvc entrance door, stairs to first floor entrance

### Living Room

14'9" maximum x 14'8" (4.50 maximum x 4.48)

Including the chimney breast, wood panelled entrance door, radiator, double glazed window to rear aspect, wood effect laminate flooring, access to:

### Inner Hall

Built in storage cupboard, wood effect laminate flooring, door to:

### Bedroom 1

12'3" x 7'3" (3.75 x 2.23)

Plus double glazed bay window to front aspect, chimney breast, meter storage cupboard, wood effect laminate flooring, radiator.

### Bedroom 2

7'7" x 7'0" (2.33 x 2.14)

Plus double glazed bay window to front aspect, radiator, wood effect laminate flooring.

### Kitchen

12'11" x 8'3" (3.94 x 2.53)

White gloss fitted kitchen with wall and matching base units with work surfaces over, single drainer stainless steel sink unit, electric oven and four ring ceramic hob, wall mounted gas boiler, tile effect laminate flooring, space and plumbing for a washing machine, double glazed window to side aspect, door to:





### Rear Hallway

Stairs to ground floor, door to:

### Bathroom

11'1" x 4'8" (3.40 x 1.43)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part aqua panelled walls, radiator, frosted double glazed window to side aspect.

### Outside

There is a rear access from the flat leading in to the rear garden which allows for a pedestrian right of way access.

### Tenure

Leasehold - 99 year lease from 2007.

Ground rent payable of £150 Per Annum. At present it is unclear if there is an absentee landlord, further information being sought.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

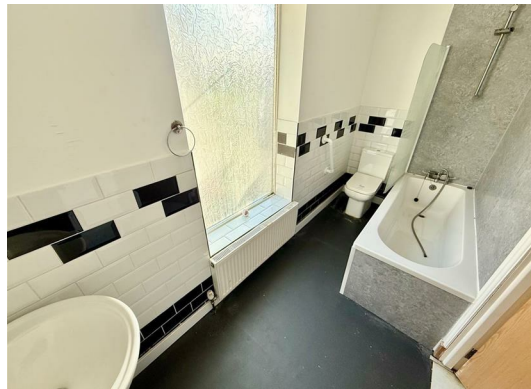
### Location

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 west over Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, follow the road round to the left, turn left into Anson Road where the property can be found on the right hand side towards the far end of the road.

Ref: Y12651/03/26/CF



## Floor Plan



## Viewing

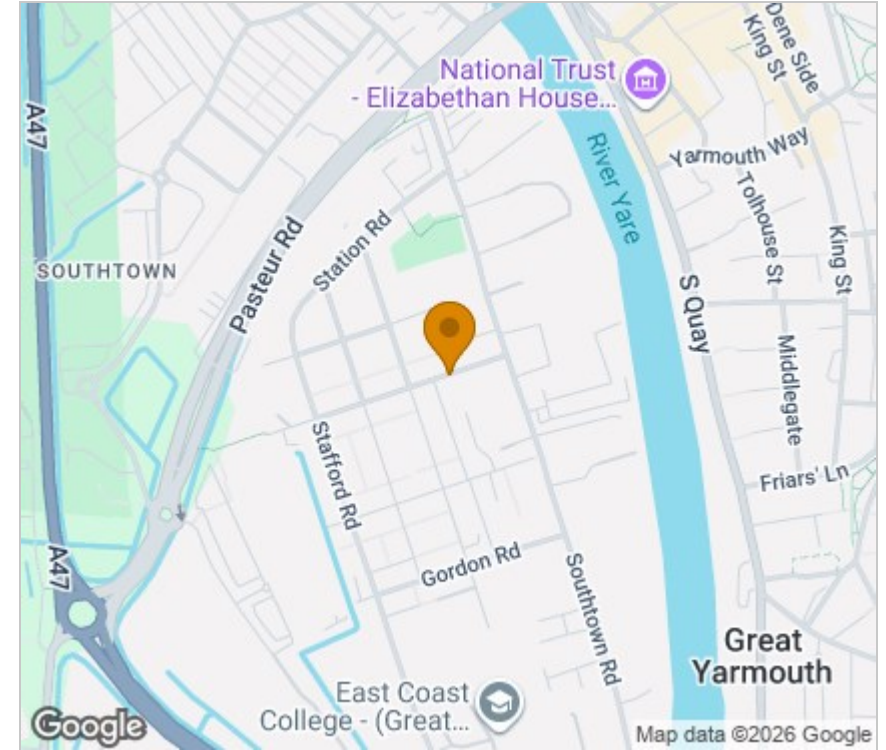
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

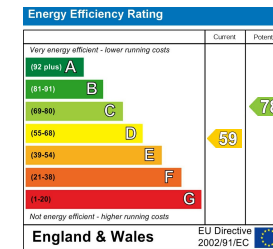
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Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive 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 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



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