



Aldreds
Estate Agents



6 Victoria Gardens

, Great Yarmouth, NR30 3AT

£140,000



Aldreds are pleased to offer this deceptively spacious end terraced house which is tucked away in the corner of a cul de sac close to local amenities and a short walk to the sea front. The property would make an ideal first home or investment purchase with the benefit of some refurbishment and offers accommodation comprising an entrance hall, spacious lounge, kitchen, rear porch and ground floor bathroom. On the first floor there are two double bedroom off landing. Outside is a generous rear courtyard front garden area and a pitched roof garage. The property also benefits from mainly double glazed windows, electric heating and is offered chain free.



Entrance Hall

PVC entrance door, stairs to first floor, door to:

Lounge 14'2" x 9'7" (4.34 x 2.94)

Plus cantilevered double glazed box bay window, modern electric radiator, television point, door to:

Kitchen 9'2" maximum x 7'1" (2.81 maximum x 2.18)

Single drainer stainless steel sink unit, wall unit, electric cooker point, single glazed window to rear, part glazed wood panelled door to:

Rear Porch

Storage space, door to rear.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash basin, part tiled walls, electric fan heater, frosted double glazed window to rear aspect.

First Floor Landing

Access to the loft space, built in airing cupboard housing the pressurised hot water cylinder, doors leading off to:

Bedroom 1 14'2" x 9'8" (4.34 x 2.96)

Plus recess, two double glazed windows to front aspect, modern electric radiator.

Bedroom 2 11'3" x 7'3" (3.44 x 2.23)

Electric radiator, double glazed window to rear aspect.

Outside

The property is positioned in the far corner of a cul de sac with a pitched roof garage 5.60m x 2.73m up and over door. Adjacent front garden which is low maintenance and could provide additional parking if required. A gate leads to a generous enclosed low maintenance courtyard.

Tenure

Freehold

Services

Mains water, electric 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 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 Nottingham Way, turn right and immediately left into Kings Street, at the mini roundabout turn right into Nelson Road Central, turn left into Victoria Road, Victoria Gardens can be found on the right where the property can be found on the left hand side.

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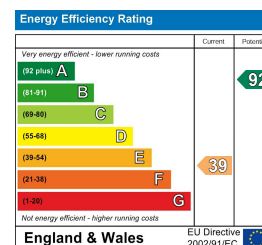
Area Map



Floor Plans



Energy Efficiency Graph



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