

**Aldreds**  
Estate Agents



60 Exmouth Road  
Great Yarmouth NR30 3DP  
£130,000



## 60 Exmouth Road

Great Yarmouth NR30 3DP

Aldreds are pleased to offer this deceptively spacious, well maintained terraced house in a convenient location for local amenities and close to the third river crossing. The property would make an ideal investment property or first home with accommodation comprising of an entrance porch, open plan through lounge/dining room, kitchen, rear lobby and ground floor bathroom. On the first floor are three good size bedrooms with the back bedroom offering the possibility of being split in to two bedrooms. Outside there is a forecourt and rear yard. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

### Entrance Porch

Part double glazed pvc entrance door, double glazed window to side aspect, part glazed wood panelled internal door to:

### Through Lounge/Dining Room

24'4" x 11'6" (7.44 x 3.52)

With central dividing staircase, chimney breast with inset coal effect living flame gas fire, two radiators, tv point, double glazed window to front aspect, door to:

### Kitchen

10'9" x 8'4" (3.29 x 2.56)

Medium oak fitted kitchen with wall and matching base units with work surfaces over, space and plumbing for a washing machine, single drainer stainless steel sink unit, vinyl flooring, recess with electric cooker point, part tiled walls, double glazed window to rear, access to:

### Rear Lobby

Part double glazed pvc door to rear, door to:

### Bathroom

6'11" x 6'2" (2.12 x 1.88)

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

### First Floor Small Landing

Doors leading off to:





### Bedroom 1

11'7" x 11'4" (3.54 x 3.47)

Including fitted bedroom furniture, double glazed window to front aspect, radiator.

### Bedroom 2

12'7" x 9'9" (3.84 x 2.99)

Including the chimney breast plus a built in wardrobe cupboard, double glazed window to rear aspect, radiator, door to:

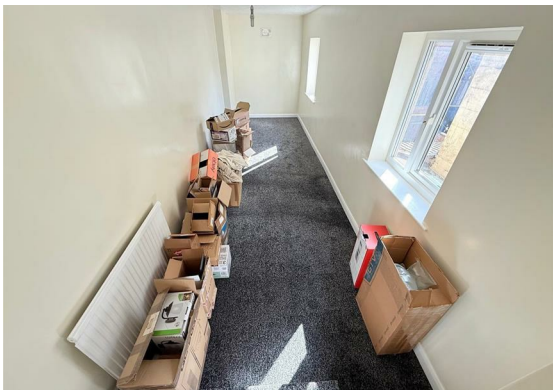
### Bedroom 3

20'2" x 6'1" (6.15 x 1.86)

Two double glazed windows to side aspect, radiator. Due to the length of this room and also having two windows it could easily split to form an additional bedroom.

### Outside

To the front is a small forecourt. To the rear is an enclosed yard with a gated access on to a 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

Ref: Y12692/04/26/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

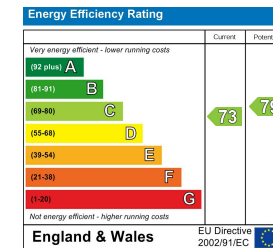
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## Area Map



## Energy Efficiency Graph



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