Aldreds
Estate Agents



Evies Cottage 1 St Peters Plain

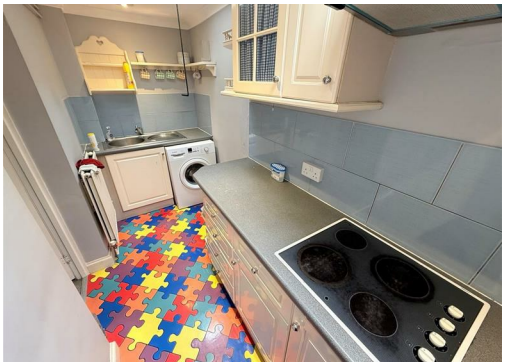
, Great Yarmouth, NR30 2LS

£70,000

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Aldreds are pleased to offer this attached cottage in a convenient location close to St Georges Park and a short walk to the town centre. The property would make an ideal first home or investment purchase with accommodation comprising of an entrance lobby, lounge/dining room, kitchen, landing, double bedroom and bathroom. The property also has the benefit of double glazed windows, gas central heating and is offered chain free.







Entrance Lobby
Gas meter cupboard, part glazed wood panelled entrance door, door to:

Lounge/Dining Room 17'8" x 12'4" (5.39 x 3.77)
Including the stairs to first floor with under stairs cupboard and including the chimney breast with an attractive fireplace, double glazed window to front aspect, radiator, open access to:

Kitchen 13'5" x 4'3" (4.11 x 1.32)
Fitted kitchen with a range of wood effect wall and matching base units with rolltop work surfaces over, four ring ceramic hob and overhead extractor hood, part tiled walls, space and plumbing for a washing machine, radiator, single drainer stainless steel sink unit, two roof lights.

First Floor Landing
Built in cupboard housing the gas fired boiler, doors leading off to:

Bathroom
White suite comprising corner bath with shower mixer attachment, pedestal wash hand basin, WC low level suite, tiled walls, radiator, frosted double glazed window to side aspect.

Bedroom 1 11'10" x 9'3" (3.61 x 2.82)
Including the chimney breast, radiator, double glazed window to side aspect.

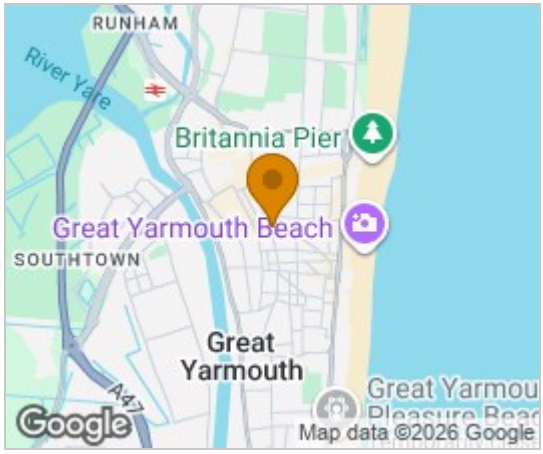
Tenure
Freehold

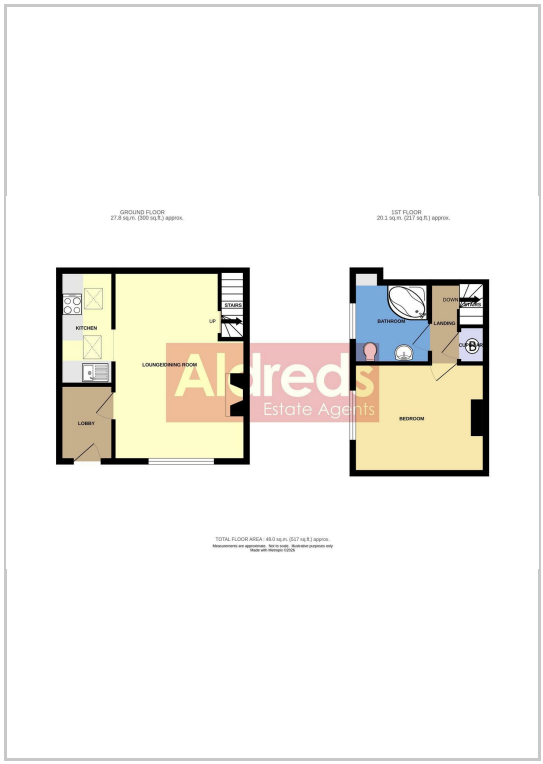
Services
Mains water, gas, electricity & drainage

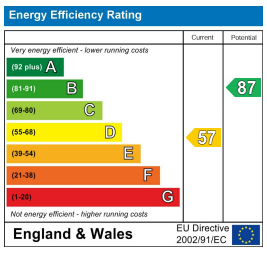
Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From Haven Bridge proceed south along Hall Quay and follow the river past the Town Hall, proceed a further ¼ mile turning left into Nottingham Way, proceed to the end of the road and turn right into King Street then sharp left into St Peters Road, then first left into Deneside and first right into Lancaster Road, then left into St Peters Plain and the property is situated towards the end of the road on the right hand side.

Y12824/08/26/CF

Area Map


Floor Plans


Energy Efficiency Graph


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