

72 Granville Road

Great Yarmouth NR31 0BZ

Asking Price £143,000

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Aldreds are pleased to offer this hall entrance, spacious mid terraced house with separate bedrooms off landing in a convenient location for local amenities and schooling. This well presented house would make an ideal first home with accommodation comprising of an entrance hall, lounge, dining room, kitchen, rear lobby and wet room. On the first floor are three double bedrooms. Outside there is a forecourt and enclosed rear courtyard garden. The property also benefits from double glazed windows and gas central heating and is being offered fully furnished. An early viewing is recommended.

Entrance Hall
Part double glazed pvc entrance door, radiator, vinyl flooring, doors leading off to:

Lounge
11'10" x 9'11" (3.63 x 3.03)
Including the chimney breast, plus the double glazed bay window to front aspect, vinyl flooring, radiator, television point.

Dining Room
12'4" x 10'11" (3.76 x 3.34)
Including the chimney breast, radiator, double glazed window to rear aspect, door to:

Kitchen
8'10" x 8'10" (2.70 x 2.70)
Fitted wood trim wall and matching base units with work surfaces over, single drainer stainless steel sink unit, recess with electric cooker, space and plumbing for a washing machine, under stairs cupboard, wall mounted gas boiler, part tiled walls, double glazed window to side aspect, door to:

Rear Lobby
Part double glazed pvc door to rear aspect, door to:

Wet Room
8'4" x 4'5" (2.56 x 1.37)
Plus recess. Waterproof floor membrane and electric shower to shower area, extractor fan, low level wc, pedestal wash basin, mainly tiled walls, radiator, frosted doublle glazed window to rear aspect.

First Floor Landing
Built in storage cupboard, doors leading off to:

Bedroom 1
15'4" x 10'0" (4.68 x 3.05)
Including the chimney breast, radiator, television point.















Bedroom 2

10'10" x 9'9" (3.31 x 2.98)

Including the chimney breast, radiator, double glazed window to rear aspect.

Bedroom 3

8'10" x 8'10" (2.70 x 2.70)

Radiator, double glazed window to rear aspect.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed courtyard garden with a concreted and paved seating area flanked by stone chips. Brick built shed/store. A timber hand gate 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

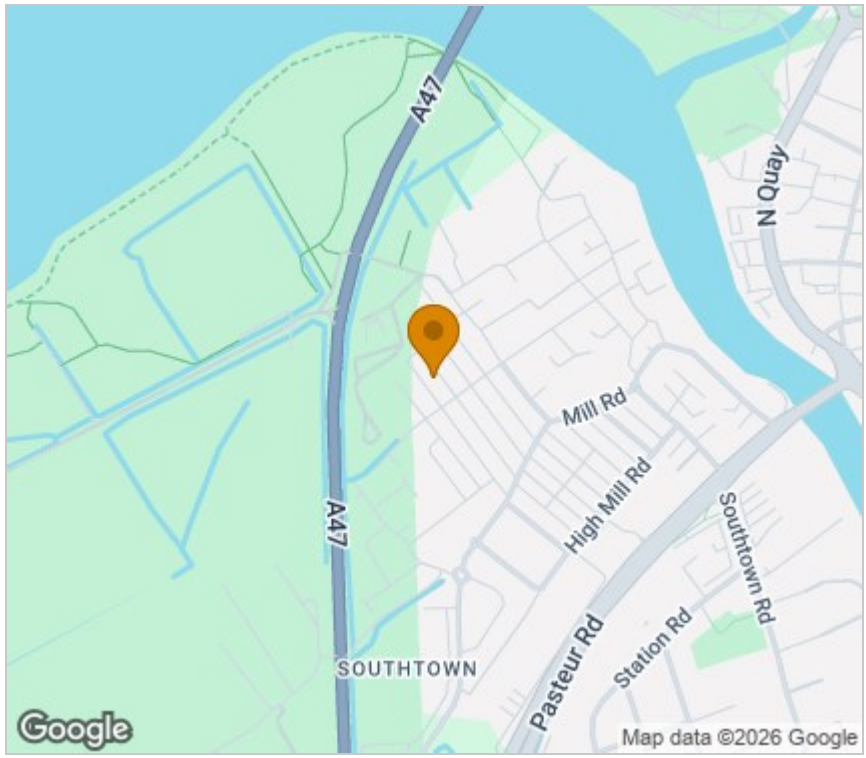
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left and continue along Mill Road, turn left into Lucas Road, turn right into Granville Road where the property can be found at the end.

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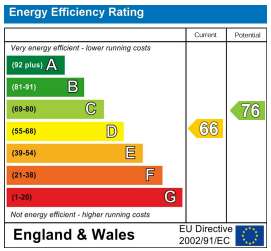
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

Disclaimer
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