Aldreds
Estate Agents

2 Ferrier Road

Great Yarmouth NR30 1DL

Offers In Excess Of £150,000

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2 Ferrier Road

, Great Yarmouth, NR30 1DL

Aldreds are pleased to offer this semi detached house requiring some further modernisation and improvement in a convenient location close to local amenities and a short walk to the town centre. The property overlooks the historic town wall and offers roomy accommodation comprising of an entrance hall, living room, kitchen/breakfast room, rear lobby/utility, ground floor bathroom, first floor landing and three good sized bedrooms. Outside there is a wrap around garden with a gated access providing off street parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, door to:

Living Room

12'11" x 11'11" (3.94 x 3.65)

Including the chimney breast with a moulded fire surround and inset electric fire, double aspect double glazed windows to front and rear, radiator.

Kitchen/Breakfast Room

10'11" x 10'7" (3.34 x 3.23)

Fitted kitchen units in white gloss with wall and matching base units with wood effect work surfaces over, part tiled walls, electric cooker point, single drainer stainless steel sink unit, double glazed window to side aspect, radiator, wall mounted gas combination boiler, door to:

Rear Lobby/Utility

5'8" x 4'7" (1.73 x 1.41)

Space and plumbing for a washing machine, extractor fan, frosted double glazed door to rear, door to:

Bathroom

6'7" x 5'8" (2.03 x 1.73)

White suite comprising panelled bath with mains fed shower fitting over, low level wc, pedestal wash hand basin, part aqua panelled walls, frosted double glazed window to rear, extractor fan, radiator.

First Floor Landing

Doors Leading off to:

Bedroom 1

12'11" x 11'11" (3.94 x 3.65)

Including the chimney breast and adjacent fitted wardrobes, double aspect double glazed windows to front and rear, radiator.

Bedroom 2
10'9" x 9'10" (3.30 x 3.00)
Double glazed window to rear aspect, radiator.

Bedroom 3
7'1" x 6'8" (2.17 x 2.05)
Double glazed window to front aspect, radiator.

Outside
To the front, side and rear are wrap around low maintenance gardens with hedge screening to the front boundary. Double gates provide access to a concrete hardstanding providing off road parking.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'B'

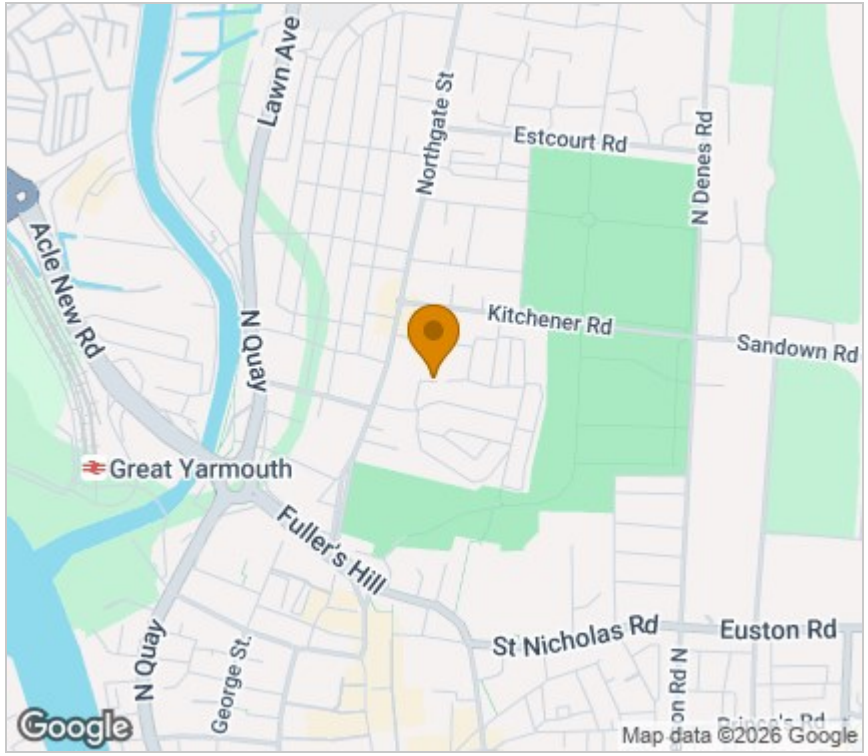
Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District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

Directions
From Haven Bridge proceed north along North Quay to the roundabout, take the right hand exit and follow the inner relief road to the first set of traffic lights turning left into Northgate Street, proceed approximately 200 yards turning right into Town Wall Road, take the first turning right into Ferrier Road and the property is situated on the left hand side.

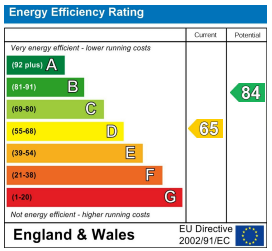
Ref: Y12883/10/26/CF

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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA