



# Aldreds

Estate Agents

49 Admiralty Road  
Great Yarmouth NR30 3DQ

£85,000





## 49 Admiralty Road

Great Yarmouth NR30 3DQ

Aldreds are pleased to offer this bay fronted, spacious mid terraced house in a convenient location for local amenities and a short distance from the sea front and third river crossing. The property does require further modernisation and offers a hall entrance leading to the sitting room, dining room, kitchen, small utility and cloakroom. on the first floor a small landing serves three bedrooms and a bathroom. Outside there is a small forecourt and rear yard. The property also benefits from double glazed windows, part gas central heating and is offered chain free.

### Entrance Hall

Part glazed wood panelled entrance door, radiator, stairs to first floor, radiator, doors leading off to:

### Sitting Room

10'7" x 9'10" (3.24 x 3.00)

Plus double glazed bay window to front aspect and including the chimney breast with an open fireplace and tiled surround, original coved ceiling and picture rail.

### Dining Room

13'2" x 9'11" (4.02 x 3.03)

Including the chimney breast with a fitted gas fire with back boiler for domestic hot water and central heating, corner display cabinet, under stairs cupboard, double glazed window to rear aspect, door to:

### Kitchen

10'7" x 7'8" (3.25 x 2.36)

Fitted wood trim wall and base units with work surface over, electric cooker point, single drainer sink unit, part tiled walls, double glazed window and pvc door to rear, radiator, space and plumbing for a washing machine, door to:

### Utility

7'9" x 5'0" maximum (2.38 x 1.54 maximum)

Fuse box, double glazed window to side aspect, door to:

### Cloakroom

Low level wc, frosted double glazed window to side aspect.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

13'2" x 10'8" (4.03 x 3.26)

Plus double glazed bay window to front aspect and including the chimney breast with an original fireplace, airing cupboard housing the copper hot water cylinder.







### Bedroom 2

13'2" x 10'0" (4.03 x 3.06)

Including the chimney breast with an original fireplace, double glazed window to rear aspect, door to:

### Bedroom 3

8'0" x 7'9" (2.44 x 2.37)

Double glazed window to side aspect, radiator, door to:

### Bathroom

8'0" x 7'9" (2.44 x 2.37)

Coloured suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to side aspect, built in storage cupboard.

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed yard with a gated access 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 south along South Quay, turn left into Queens Road, at the traffic lights turn right into Admiralty Road where the property can be found on the right hand side.

Ref: Y12569/11/25/CF



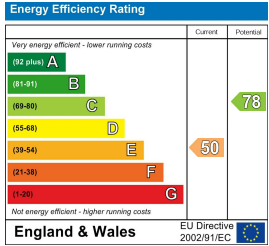
Floor Plan



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.  
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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