53 Albany Road

, Great Yarmouth, NR31 0EU

£150,000

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Sitting in Southtown Aldreds are pleased to offer this excellent investment. Two renovated flats offered with vacant possession. The ground floor flat offers a lounge, inner hallway, bedroom, study, kitchen, bathroom and separate WC. The upper flat is laid out over the first and second floors and has accommodation of entrance hall, lounge, two bedrooms, kitchen, bathroom and WC. Bath have gas central heating, double glazing and use of the communal garden.

Communal Entrance Hall

Entrance door - private doors to both flats

FLAT 1 (Ground Floor)

Lounge

11'7" x 11'7" (3.55 x 3.54)

Bay double glazed window to front aspect, radiator

Inner Hallway

Under stair cupboard

Bedroom

10'7" x 10'4" (3.23 x 3.17)

Double glazed window to rear aspect, radiator

Study

6'11" x 5'2" (2.13 x 1.6)

Double glazed window to side aspect

Kitchen

12'11" x 8'3" (3.94 x 2.53)

Base storage units with worktops, double glazed window to side aspect, wall mounted gas boiler, gas cooker point, sink with drainer

Rear Hallway

WC

Low level WC, opaque double glazed window to rear aspect

Bathroom

Part tiled walls, panel bath, hand basin., opaque double glazed window to rear aspect

FLAT 2 (First and second floor)

Entrance Hall/Landing

Lounge

14'6" x 11'7" (4.43 x 3.55)

Bat double glazed window to front aspect, radiator, stairs to second floor

Bedroom 2

Double glazed window to rear aspect, radiator

WC
Low level WC, opaque double glazed window to side aspect

Bathroom
Panel bath, hand basin, opaque double glazed window to rear aspect

Kitchen
11'8" x 8'4" (3.58 x 2.56)
Base storage units with worktops, door to decked area and access to communal garden by stairs, double glazed window to side aspect, gas cooker point, wall mounted gas boiler, sink with drainer, plumbing for washing machine

Landing

Bedroom 1
13'8" x 11'8" (4.17 x 3.57)
Double glazed window to front aspect, radiator

Outside
Communal front forecourt. Communal rear garden

Tenure
Freehold

Services
Mains water, electricity, gas, drainage

Council Tax
Both flats 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.

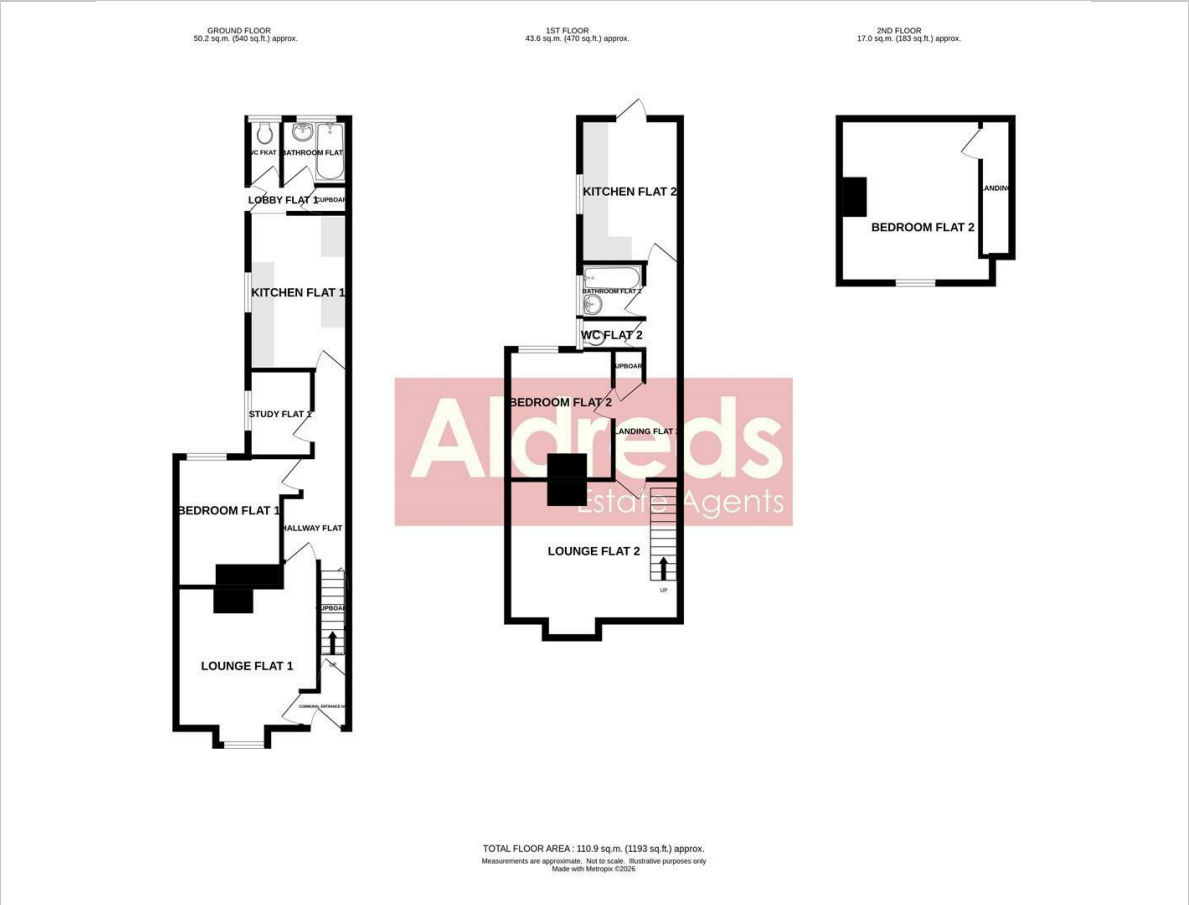
Directions
From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn right into Albany Road where the property is on the right

Ref Y12732/05/26

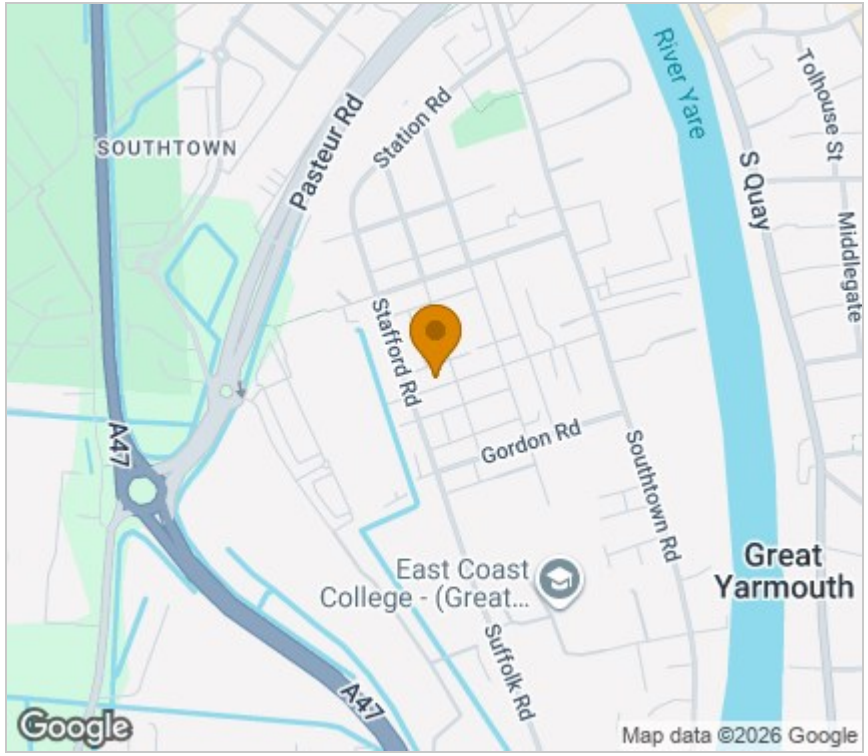
EPC
The first floor flat is a C EPC with a 78 reading

The ground floor flat is a D with a current of 67 and a potential of 74

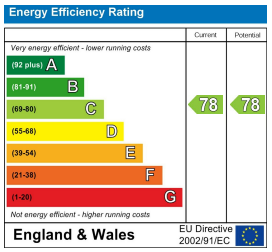
Floor Plan



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