

**Aldreds**  
Estate Agents

13 Albany Road  
, Great Yarmouth, NR31 0EU

£160,000





## 13 Albany Road

, Great Yarmouth, NR31 0EU

Block of three flats. Sitting in this end terrace house in Southtown. Currently let at an annual rent of £16,939 per annum gross. Communal entrance hall. On the ground floor there is a flat offering lounge, bedroom, kitchen and bathroom. Flat 1 has a lounge, inner hallway, kitchen, bathroom and a bedroom that you cross the communal landing to access. Flat 2 is on the second floor and has a lounge/bedroom, kitchen and bathroom. The flats have electric heating. Rear garden

### COMMUNAL ENTRANCE HALL AND LANDING

#### Ground Floor Flat

##### Lounge

14'6" x 11'8" plus recess (4.42 x 3.57 plus recess)

Double glazed window to rear aspect, electric heater, under stair cupboard

##### Bedroom

12'11" plus bay x 11'1" (3.94 plus bay x 3.4)

Bay double glazed window to front aspect, electric heater

##### Kitchen

17'10" x 9'6" (5.46 x 2.92)

Base & wall units with worktops, door to side, double glazed window to side aspect, electric cooker point, plumbing for washing machine, sink with drainer

##### Bathroom

9'3" x 4'9" (2.83 x 1.45)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect

#### FLAT 1

##### Lounge

14'6" x 11'10" (4.42 x 3.61)

Double glazed window to rear aspect, electric heater

##### Inner Hallway

##### Kitchen

9'6" x 8'6" (2.92 x 2.6)

Base & wall units with worktops, door to fire escape, plumbing for washing machine, electric cooker point, part tiled walls, sink with drainer

##### Bedroom

14'6" x 10'2" plus bay (4.42 x 3.1 plus bay)

You have to cross communal landing to access this room. Bay double glazed window to front aspect, electric heater

##### Flat 2







### Lounge/Bedroom

14'1" max x 9'7" plus recess (4.3 max x 2.94 plus recess)

Storage cupboard, double glazed window to front aspect, electric heater, door to bathroom

### Bathroom

Panel bath, hand basin, low level WC

### Kitchen

Across landing from lounge/bedroom. Base units, window to rear aspect

### Outside

To the front there is a forecourt. Rear garden

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

GF Flat and 1 are band A council tax. Flat 3 is not listed and TBC

### 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 left into Albany Road where the property is on the right

Ref Y12606/01/26

### EPC

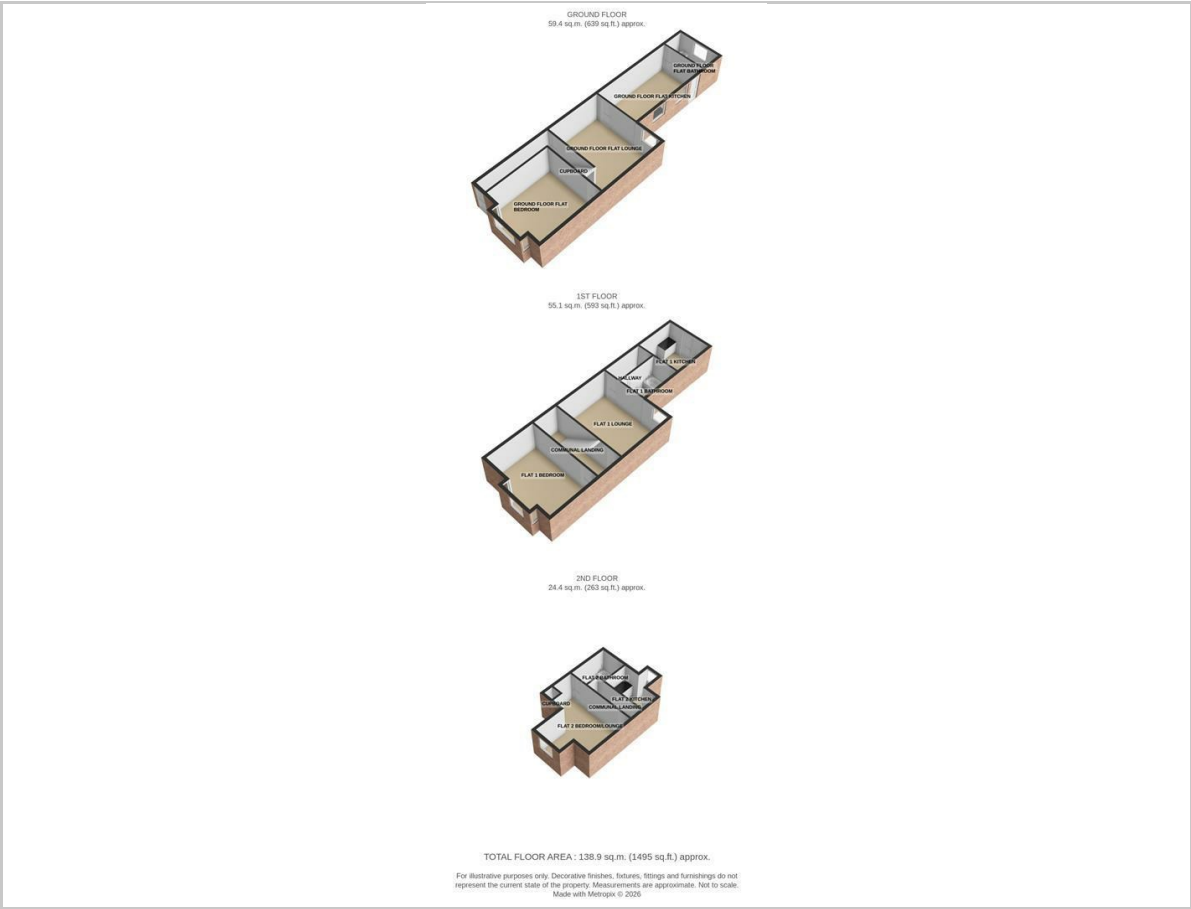
Ground Floor Flat D Rating 57/72

Flat 1 D Rating 66/77

Flat 2 D Rating 62/73



Floor Plan

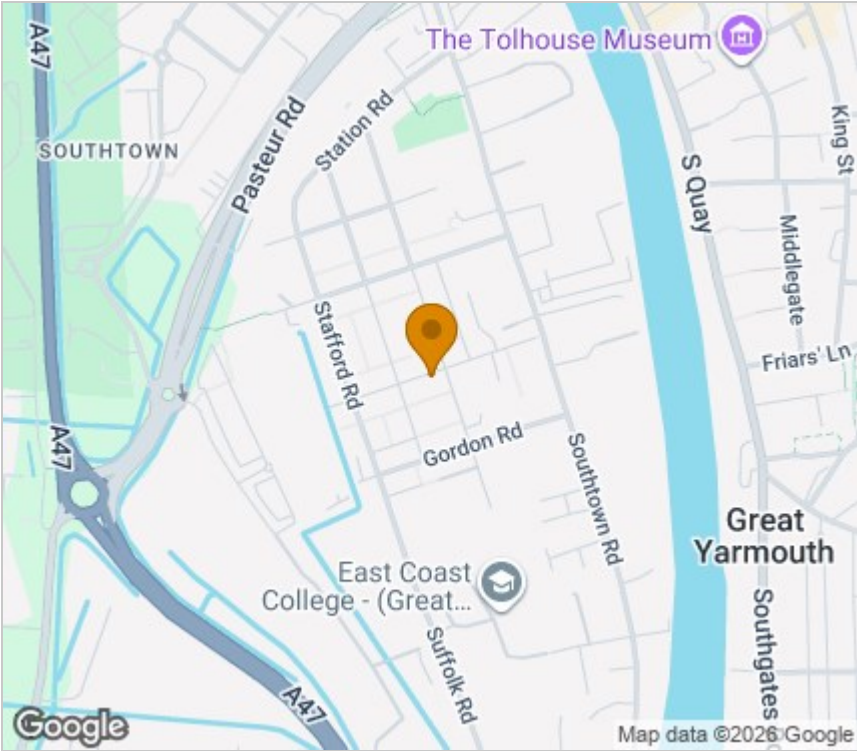


Viewing

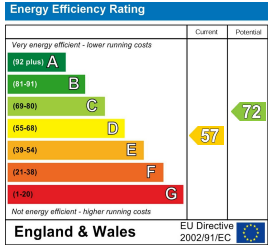
Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

**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.

Area Map



Energy Efficiency Graph



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