

**Aldreds**  
Estate Agents



24 White Street, Martham, NR29 4PQ

£210,000



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£210,000

# 24 White Street

Martham, Great Yarmouth, NR29 4PQ

- Modern Terraced House
- LPG Gas Central Heating
- Beautifully Presented Throughout
- Ground Floor Cloakroom
- Popular Broadland Village
- Two Double Bedrooms
- Allocated Parking Space
- Modern Fitted Kitchen With Appliances
- Ideal First Time Buy/Investment Purchase
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this beautifully presented, modern terraced house located in the popular Broadland village of Martham. This spacious two bedroom home offers accommodation including an entrance hall, ground floor cloakroom, kitchen, lounge/diner, two double bedrooms and a first floor bathroom.

The property offers uPVC sealed unit double glazed windows, LPG central heating, a nicely enclosed rear garden and an allocated parking space to the rear. Early internal viewing is highly recommended to appreciate this attractive property which would make a great first time buy or investment purchase.



## Entrance Hall

Part glazed entrance door, central heating control, stairs to first floor landing, power points, radiator, doors leading off;

## Cloakroom

Low level w.c., hand wash basin within a fitted storage unit, ventilation, radiator, tiled flooring.

## Kitchen 10'4" x 5'10" (3.17m x 1.78m)

Window to front aspect, radiator, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for washing machine, wall mounted LPG gas fired combination boiler for hot water and central heating, integrated gas hob, extractor, electric oven, fridge-freezer.

## Lounge/Diner 13'11" x 12'10" reducing to 9'3" (4.26m x 3.92m reducing to 2.83m)

Glazed French doors leading to rear garden, built-in cupboard, power points, television point, telephone point.





### First Floor Landing

Loft access, radiator, power points, doors leading off;

### Bedroom 1 12'11" x 8'7" (3.95m x 2.64m)

Two rear facing windows, radiator, power points, telephone point.

### Bedroom 2 12'11" x 8'10" reducing to 5'10" (3.95m x 2.7m reducing to 1.79m)

Two windows to front aspect, radiator, power points, built in cupboard.

### Bathroom

Panelled bath with shower over ans shower screen, pedestal hand wash basin, low level w.c., tiled flooring, radiator.

### Outside

Front garden area with low level brick wall to front boundary, picket style gate giving access. To the rear of the property is a nicely enclosed garden with close board panel fencing to boundaries, timber garden shed, pedestrian gate giving access to rear where there is an allocated parking space.

### Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village, passing The Green, continue into White Street, where the property can be found a short way along on the right hand side, just beyond the right turn into Bradfield Drive, located by our FOR SALE board.



### Agents Note

The properties in this modern terrace share a communal LPG gas supply, individually metered per property.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: B.

### Location

Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

### Reference

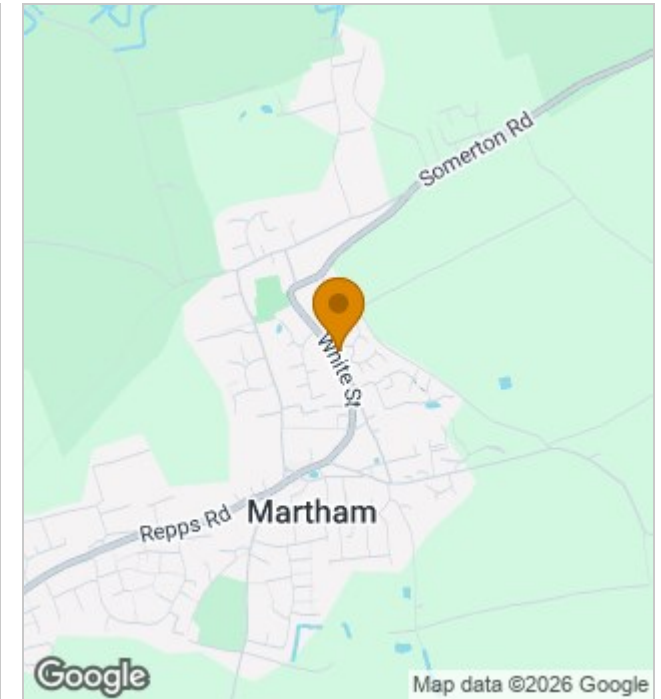
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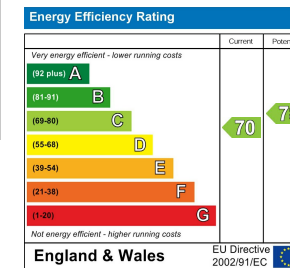
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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