



Aldreds
Estate Agents



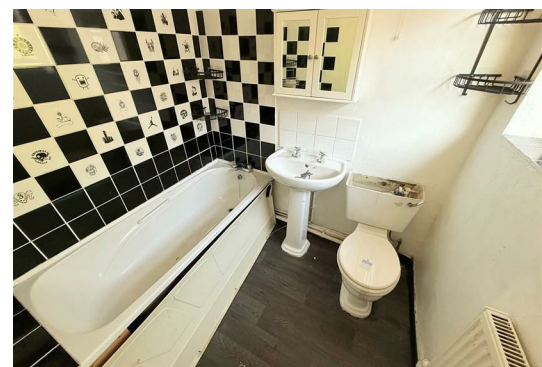
19 School Road

, Great Yarmouth, NR30 1LA

£75,000



Aldreds are now in receipt of an offer for the sum of £72,000 for 19 School Road, Great Yarmouth, Norfolk, NR30 1LA. Anyone wishing to place an offer on the property should contact Aldreds, 17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ 01493 844891 before exchange of contracts.. Suitable for Cash Buyer Only! Aldreds are pleased to offer this semi detached house that would benefit from further modernisation and improvement. The property offers a spacious layout of accommodation comprising of a lounge, dining room, kitchen and bathroom on the ground floor. On the first floor are three separate bedrooms. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Lounge 11'10" x 11'8" (3.63 x 3.57)

Including the chimney breast, radiator, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Dining Room 13'6" x 11'9" (4.13 x 3.60)

Including the staircase to first floor and chimney breast, double glazed window to rear, radiator, door to:

Kitchen 13'6" x 6'6" (4.13 x 2.00)

Fitted kitchen with wall and matching base units with work surfaces over, single drainer sink unit, double glazed window and door to rear, door to:

Bathroom

Panelled bath, low level wc, pedestal wash basin, radiator, frosted double glazed window to rear.

First Floor Landing

Doors leading off to:

Bedroom 1 11'10" x 11'8" (3.63 x 3.57)

Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2 10'11" x 8'7" (3.35 x 2.63)

Plus cupboard housing the gas boiler, radiator, double glazed window to rear aspect.

Bedroom 3 9'2" x 6'7" (2.81 x 2.01)

Double glazed window to side aspect, radiator.

Outside

The property is approached via a shared walkway with a small forecourt to the front of the property. A gated access leads to the side of the property and down to the rear courtyard.

Tenure

Freehold.

All services/appliances have not and will not be tested.

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 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, at the roundabout take the left hand exit and follow the dual carriageway to the New Bridge roundabout, take the final exit and follow the road back towards Yarmouth on the opposite side of the dual carriageway, about 50 yards before the roundabout turn left into Bridge Road, continue for 20 yards, turn left into School Road Back and after a short distance bear right and at the next left hand bend bear left again and the property can be found immediately on the right hand side.

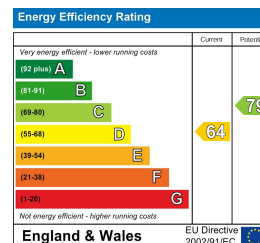
Area Map



Floor Plans



Energy Efficiency Graph



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

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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