



**Aldreds**  
Estate Agents

13 Jury Street

Great Yarmouth, NR30 1ES

Offers Over £120,000



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## 13 Jury Street

Great Yarmouth, NR30 1ES

Aldreds are pleased to offer this modernised and attractively presented mid terraced house offered with the benefit of off road parking. The property is ideally situated close to local amenities and would make an ideal first home or investment purchase. The accommodation comprises of a through living room, kitchen, lobby and wet room, small landing and three bedrooms. Outside is a small rear yard and forecourt parking. The property also benefits from double glazed windows and gas central heating. Offered chain free.

### Living Room

18'8" x 12'1" (5.7 x 3.7)

Large through living room, part double glazed pvc entrance door, doubler glazed front and rear aspect windows, television point, radiator, stairs to first floor, door to:

### Kitchen

12'1" x 5'6" (3.7 x 1.7)

Modern kitchen with wall and matching base units with work surfaces over, single drainer sink unit, space and plumbing for a washing machine, part tiled walls, wood panelled door to rear, electric cooker point, double glazed window to rear, door to:

### Inner Lobby

Built in storage cupboard, wall mounted gas fired boiler, door to:

### Wet Room

Waterproof floor membrane with floor drain and electric shower over, low level wc, pedestal wash basin, towel rail/radiator, part tiled walls, frosted double glazed window to rear aspect.

### Bedroom 1

12'5" x 10'2" (3.8 x 3.1)

Double glazed window to front aspect, radiator.

### Bedroom 2

9'10" x 8'6" (3 x 2.6)

Plus built in cupboard, radiator, double glazed window to rear aspect, door to:

### Bedroom 3

11'5" x 5'6" (3.5 x 1.7)

Double glazed window to side aspect, radiator.





### Outside

Private off street private parking space to the front of the house. To the rear is an enclosed yard area. Gate to pedestrian 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 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 right hand exit onto Fullers Hill, at the third set of traffic lights turn left into St Nicholas Road, continue past the Sainsbury's superstore and the petrol station, turn left into Factory Road, turn right into Jury Street where the property can be found on the left hand side.

REF: Y12594/01/26/CF



## Floor Plan



## Viewing

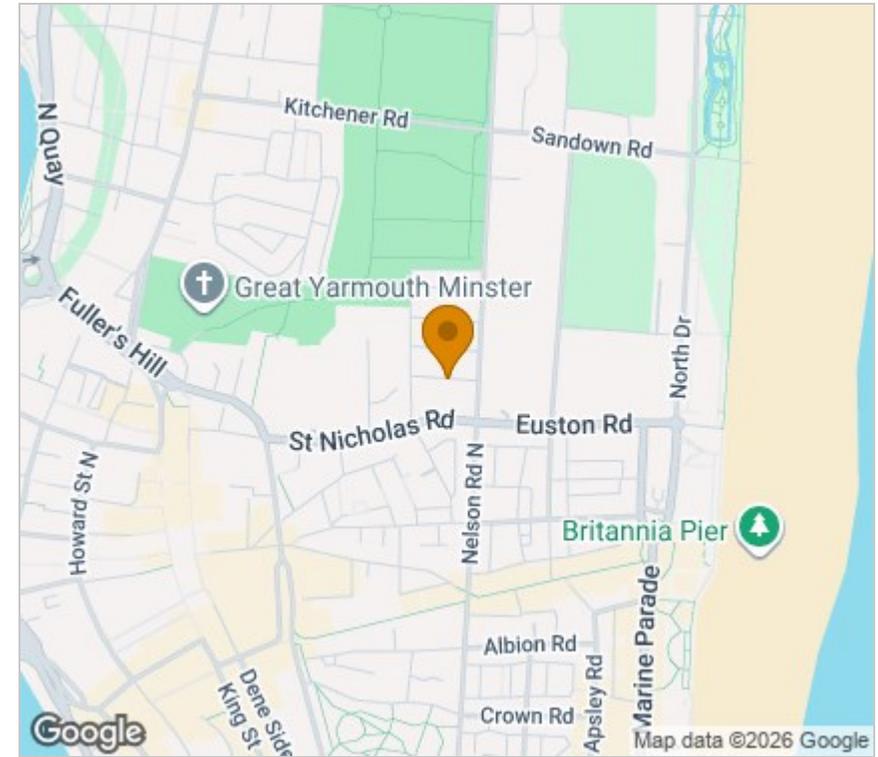
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

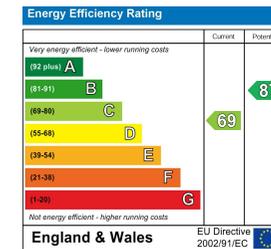
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## Area Map



## Energy Efficiency Graph



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