

Aldreds
Estate Agents

13 Malakoff Road
Great Yarmouth, NR30 3BS
Offers Over £85,000



13 Malakoff Road

Great Yarmouth, NR30 3BS

Aldreds are pleased to offer this spacious mid terraced house that would make an ideal investment property or first home purchase with accommodation comprising of a living room, kitchen, small landing, two bedrooms and a bathroom. Outside there is a small covered rear yard. The property also benefits from gas central heating, double glazed windows and is in a convenient location for the sea front and local amenities.

Living Room

18'6" x 11'11" (5.66 x 3.65)

Including the staircase to first floor with under stairs cupboards, two chimney breasts, radiator, double glazed windows to front and rear aspect, tv point, part double glazed pvc entrance door, access to:

Kitchen

8'7" x 5'4" (2.62 x 1.64)

Fitted kitchen with wood finish wall and matching base units with work surface over, electric cooker point, space and plumbing for a washing machine, single drainer stainless steel sink unit, part tiled walls, double glazed window, part glazed wood panelled rear entrance door.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'11" x 9'7" (3.65 x 2.94)

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

Bedroom 2

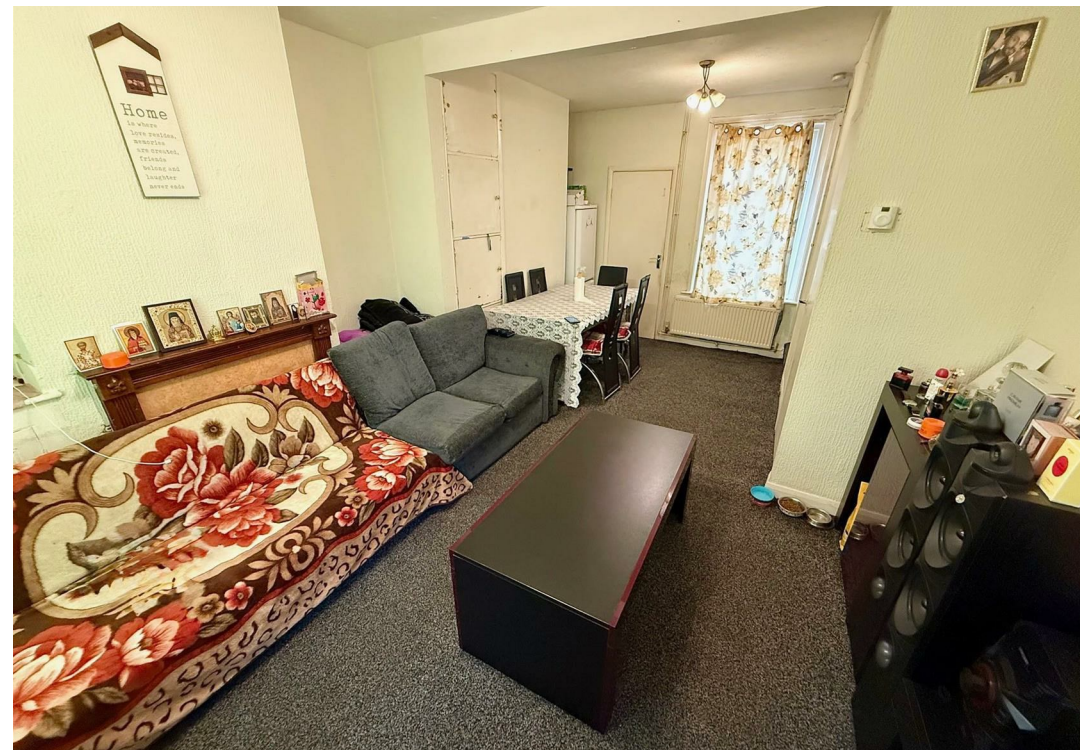
9'5" x 8'4" (2.89 x 2.56)

Including the chimney breast and built in storage cupboards, radiator, double glazed window to rear aspect, door to:

Bathroom

8'10" x 5'5" (2.71 x 1.67)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, airing cupboard housing the gas boiler, radiator, frosted double glazed window to rear aspect.





Outside

To the rear is a covered yard area with a gate to the rear pedestrian access passageway.

Tenure

Freehold

Agents Note

Although the property is currently tenanted the tenants have been given the appropriate notice to leave the property but could be kept on if required. At present the current monthly rent is £530 pcm.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

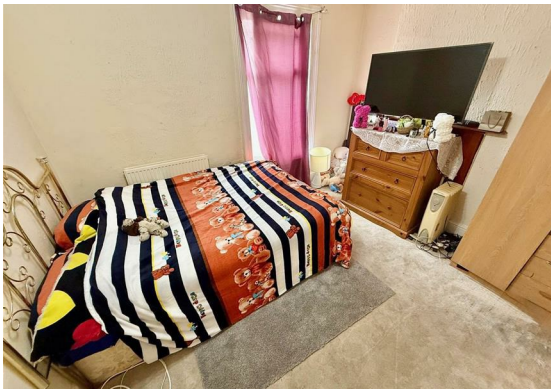
Location

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 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 south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn left into Nelson Road Central and continue along and where the road bends left turn right in to Malakoff Road.

Ref: Y12514



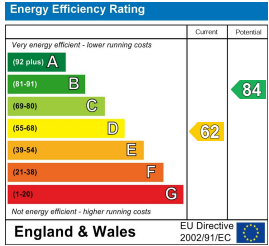
Floor Plan



Area Map



Energy Efficiency Graph



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
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
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