



**Aldreds**  
Estate Agents

Symonds Cottage Row 71

Hall Plain, Great Yarmouth, NR30 2QD

£75,000



## Symonds Cottage Row 71

Hall Plain, Great Yarmouth, NR30 2QD

Aldreds are pleased to offer this deceptively spacious grade II listed mid terraced house in a convenient location close to the town centre. The accommodation is spread over three floors comprising of an entrance hall, kitchen, first floor lounge/dining room, second floor with a double bedroom and bathroom. The property also benefits from double glazed windows and represents an ideal investment opportunity or first purchase.

### Entrance Hall

Double wooden entrance doors, fitted carpet, electric storage heater, electric meter, stairs to first floor, door to:

### Kitchen

14'6" maximum x 7'11" (4.42 maximum x 2.41 ( maximum x 2.42))

Fitted with a range of beige wall and matching base units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap over, extractor fan, double glazed window, electric oven and inset four ring hob, space and plumbing for washing machine.

### First Floor Landing

Stairs to second floor, door into:

### Lounge/Dining Room

19'5" maximum x 11'9" (5.92 maximum x 3.58)

Electric storage heater, two double glazed windows, tv point, exposed beams

### Second Floor Landing

Eaves storage cupboard housing insulated the hot water cylinder and doors to:

### Bedroom

11'9" x 9'8" average (3.58 x 2.95 average)

With part sloping ceiling, electric storage heater, double glazed window, tv point and access to loft space.





### Bathroom

7'6" x 5'6" (2.29 x 1.68)

White suite comprising low level WC, pedestal wash basin and panel bath with hand-held shower fitting, extractor fan, vinyl floor, double glazed window,

### Tenure

Freehold. There is an element of flying freehold with the living room and second floor being over the neighbouring property.

### Services

Mains water, electric 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 north along North Quay, pass through the traffic lights by the town hall and turn left in to Hall Plain and continue across Greyfriars Way where the property can be found off Row 71.

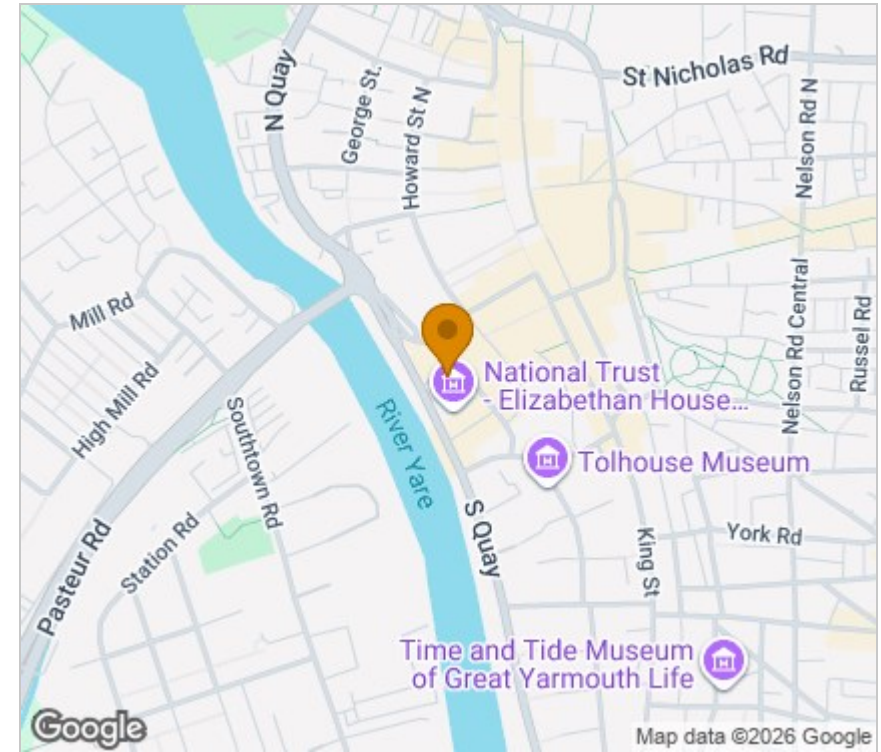
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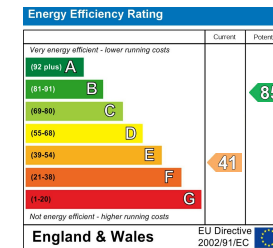
## Floor Plan



## 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

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