

**Aldreds**  
Estate Agents

76 Palgrave Road  
Great Yarmouth NR30 1QF  
£180,000



## 76 Palgrave Road

### Great Yarmouth NR30 1QF

Aldreds are pleased to offer this superbly presented, modernised bay fronted mid terraced house in a sought after location close to local amenities. This property would make an ideal first home or investment purchase with accommodation comprising of an entrance hall serving a sitting room, dining room, quality fitted kitchen with appliances and a ground floor cloakroom. On the first floor there are three good sized bedrooms, modern bathroom and an attic/hobbies room with useful storage space or could be used as an office. Outside the property has a small forecourt and a low maintenance westerly facing courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain. An early viewing is recommended.

#### Entrance Lobby

Part double glazed pvc entrance door, internal doors to:

#### Entrance Hall

Stairs to first floor, radiator, doors leading off to:

#### Sitting Room

12'2" x 8'9" (3.72 x 2.67)

Including the chimney breast with an ornate fire surround and adjacent side display area, plus double glazed bay window to front aspect, radiator, television point.

#### Dining Room

12'4" x 10'10" (3.78 x 3.32)

Including the chimney breast with alcove storage, plus an under stairs cupboard housing the electric meter and new RCD fuse box, radiator, double glazed window to rear aspect, open access to:

#### Kitchen

20'6" overall x 7'1" (6.27 overall x 2.18)

Extensively fitted with a grey gloss finish handle less kitchen with wall and matching base units with square edge granite effect work surfaces over and matching upstands, integrated dishwasher, built in electric double oven, five ring gas hob with glass coloured splashback panel and extractor hood over, under surface lighting, tiled flooring, double glazed window to side aspect, part double glazed pvc door to rear, door to:

#### Cloakroom

Low level wc, hand wash basin, tiled flooring, frosted double glazed window to side aspect.

#### First Floor Small Landing

Doors leading off to:

#### Bedroom 1

12'5" x 12'2" (3.79 x 3.71)

Including the chimney breast, radiator, double glazed window to front aspect, sliding door to a storage cupboard with staircase and hatch leading to:





#### Attic/Hobbies Room

Insulated and boarded with a radiator and lighting. This could be used as a study if required.

#### Bedroom 2

12'5" x 10'11" (3.79 x 3.34)

Including the chimney breast, radiator, double glazed window to rear aspect, door to:

#### Bedroom 3

9'6" x 7'2" (2.90 x 2.20)

Including a cupboard housing the gas combination boiler, double glazed window to side aspect, radiator, door to:

#### Bathroom

10'0" x 7'2" (3.05 x 2.19)

White four piece suite comprising a corner tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, panelled bath, vinyl flooring, frosted double glazed window to side aspect, radiator.

#### Outside

To the front of the property is a walled forecourt. To the rear is a generous low maintenance garden with suntrap patio area which faces a westerly direction. Timber shed and gate to a rear service passageway.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

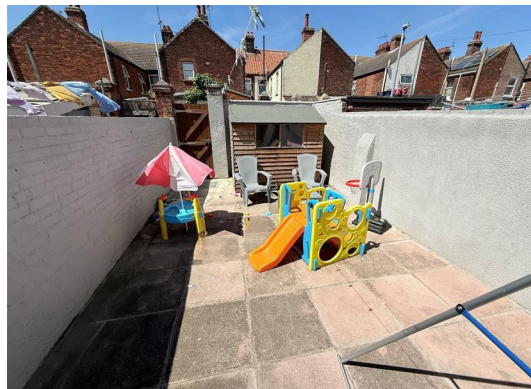
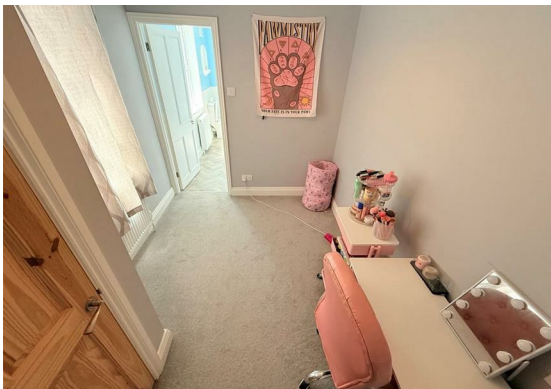
#### Location

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, continue over the roundabout, take the first turning right into Rampart Road, turn left into Palgrave Road where the property can be found on the left hand side.

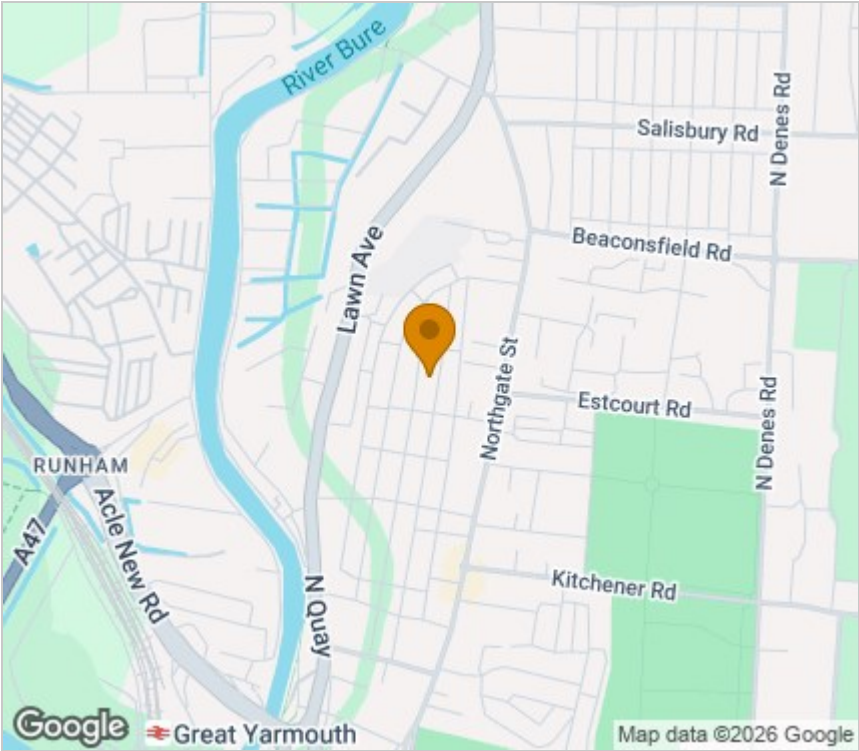
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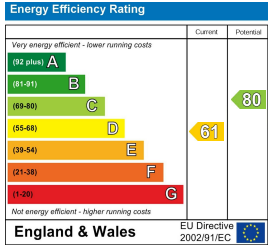
Floor Plan



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.

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