

Aldreds
Estate Agents

49 Exmouth Road
Great Yarmouth, NR30 3DP
£80,000



49 Exmouth Road

CASH BUYERS ONLY

Aldreds are pleased to offer this end terraced house that requires some further cosmetic refurbishment with accommodation comprising of a lounge, kitchen/dining room, two bedrooms and a bathroom. Outside there is a small rear yard. The property also benefits from double glazed windows, gas central heating and would make an ideal investment property.

Lounge

11'4" x 11'3" (3.47 x 3.43)

Including the chimney breast and staircase to first floor with under stairs cupboard, pvc entrance door, double glazed window to front aspect, radiator, tv point, door to:

Kitchen/Dining Room

15'4" x 11'4" maximum (4.68 x 3.47 maximum)

Extensively fitted with a range of wood grain wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, tiled flooring, part tiled walls, double glazed window to rear aspect, wall mounted gas boiler, part double glazed pvc door to rear, electric cooker point, radiator.

Bedroom 1

11'4" x 11'3" (3.47 x 3.43)

Including the stairwell and chimney breast, radiator, tv aerial lead, double glazed window to front aspect, door to:

Bedroom 2

9'10" x 6'8" (3.00 x 2.05)

Double glazed window to side aspect, radiator, built in airing cupboard housing the pre insulated hot water cylinder with immersion heater, door to:

Bathroom

6'8" x 5'8" (2.05 x 1.75)

White suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to side aspect, radiator.





Outside

To the rear is a small enclosed yard with a gated access on to the side road.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

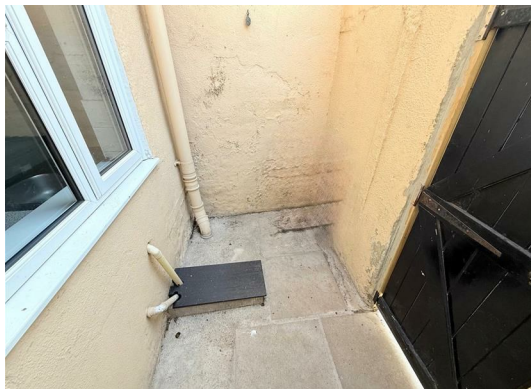
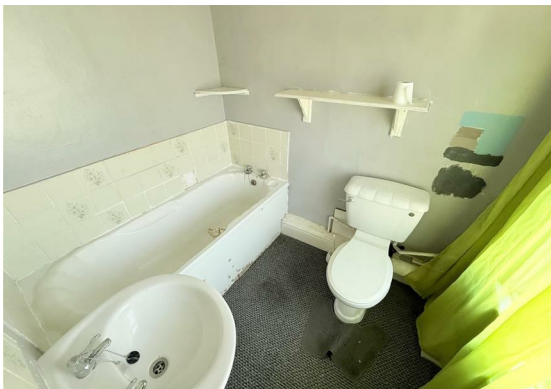
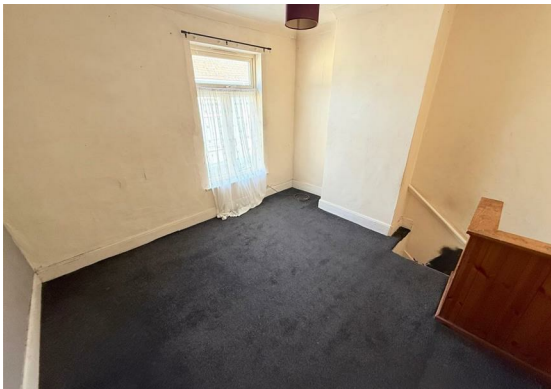
Location

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 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 Queens Road, turn right into Exmouth Road

Ref: Y12442/6/25/SV



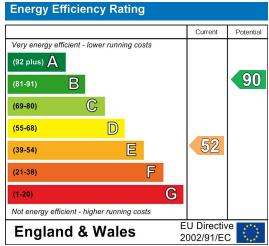
Floor Plan



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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