



Aldreds
Estate Agents

91 Wolseley Road
Great Yarmouth NR31 0EL
£140,000



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Aldreds are pleased to offer this comprehensively modernised mid terraced house with bespoke interior comprising of a lounge, sitting/dining room, kitchen, rear lobby/utility, cloakroom, first floor small landing serving two double bedrooms and an en-suite bathroom and an attic/hobbies room. Outside there is a forecourt and westerly facing rear garden with a large workshop. The property also offers gas central heating and has recently benefitted from the installation of five solar panels, new double glazed windows and re-wiring. The property is also offered with no onward chain. An early viewing is strongly recommended to appreciate the tasteful bespoke interior on offer.

Lounge

11'8" x 11'1" (3.58 x 3.39)

Including the chimney breast with an attractive red brick fireplace and tiled hearth, double glazed window to front aspect, part stained glass wood panelled entrance door, stripped wood flooring, picture rail, ornate radiator, door to:

Inner Lobby

Revealed wood work stairs to first floor with fitted carpet runner, door to:

Sitting/Dining Room

11'10" x 11'1" (3.61 x 3.40)

Plus open under stairs storage recess with a cupboard housing the fuse board and meter, brick lined chimney breast with an inset wood burner, stripped wood flooring, ornate radiator, revealed brickwork to main wall, double glazed window to rear aspect, wall mount television point, picture rail, door to:

Kitchen

9'5" x 7'3" (2.88 x 2.22)

Bespoke fitted kitchen with hand made breakfast bar and shelving, base recesses with solid wood work surfaces and built in under counter electric double oven and four ring ceramic hob, inset ceramic butlers style sink, space and plumbing for a washing machine, revealed brickwork feature wall, double glazed window to side aspect, tiled flooring, wall mounted gas combination boiler, radiator, open access to:

Rear Lobby/Utility

Fitted work surface with storage space below, window to rear (not double glazed) tiled flooring, part double glazed pvc door to rear, sliding door to:

Cloakroom

High level wc, tiled flooring, radiator.

First Floor Small Landing

Doors leading off to:

Bedroom 2

11'10" x 11'1" (3.62 x 3.40)

Including the chimney breast with a cast iron fireplace and wooden fire surround, stripped wood flooring, ornate radiator, double glazed window with wooden blinds to front aspect, picture rail, drop down ladder to:

Attic/Hobbies Room

22'11" x 11'11" overall (7.00 x 3.65 overall)

Including the central chimney breast, boarded flooring, power and lighting, Velux double glazed sky light. This room provides ample storage space and could be used as a study/hobbies room.

Bedroom 1

11'10" x 11'3" (3.62 x 3.45)

Including the chimney breast with a cast iron fireplace, plus a built in wardrobe cupboard, stripped wood flooring, ornate radiator, picture rail, double glazed window to rear, door to:





En-Suite Bathroom

9'2" x 7'3" (2.81 x 2.22)

Including a built in airing cupboard, cottage style suite comprising a slipper bath with antique style shower mixer tap over, curtain and rail, pedestal wash basin, low level wc, stripped wood flooring, radiator, frosted double glazed window to rear aspect.

Outside

To the front of the property is a small forecourt with raised planter. To the rear is a side courtyard which opens on to the main rear garden where there is a concealed screened area with an outside slipper bath with hot and cold water feed shower attachment providing an ideal space to relax in in the evening. The remainder of the garden is laid to lawn with timber decking, timber storage shed and additional large workshop with an individual circuit breaker and electricity supply. There is also a sunken external toilet facility. The rear garden is fully enclosed with a timber hand gate leading to the rear service passageway.

Agents Note

The property has the potential to increase the EPC rating to a higher level than indicated by increasing the insulation factors in the loft space and has also recently benefitted from new windows and Solar Panels.

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.

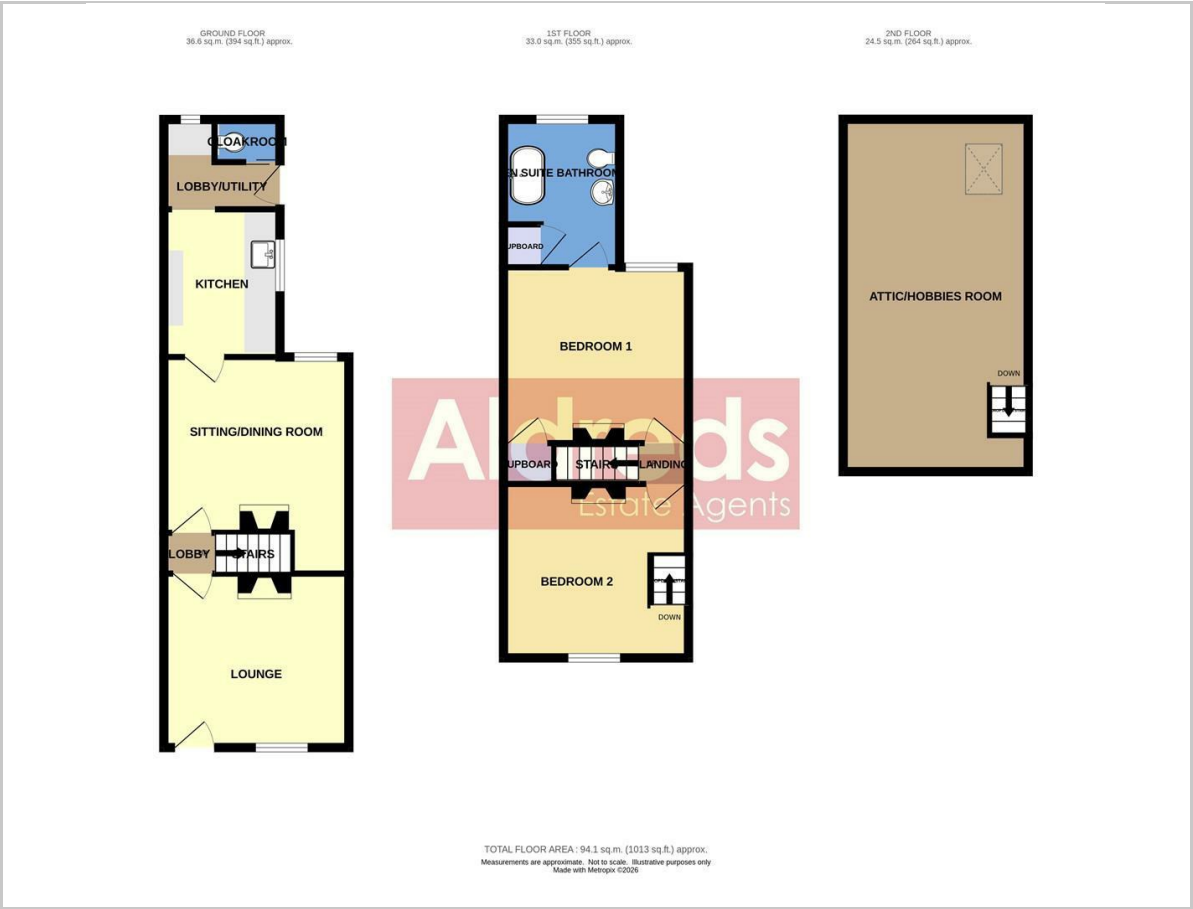
Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at next set of traffic lights turn right into Station Road, turn left into Wolseley Road where the property can be found half way down on the right hand side.

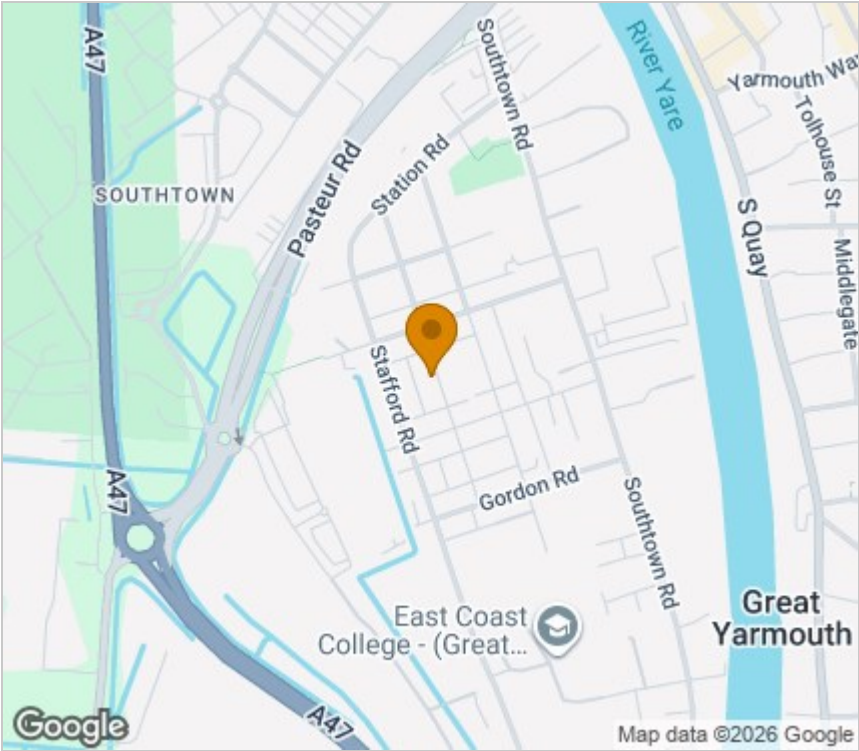
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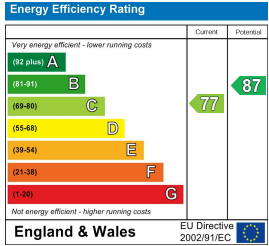
Floor Plan



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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