

Aldreds
Estate Agents



106 Exmouth Road
, Great Yarmouth, NR30 3DN
Asking Price £110,000



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Aldreds are pleased to offer this immaculately presented, turn key house that has recently been improved to offer an ideal home for a first time buyer or investor with accommodation comprising of a living room, new kitchen/breakfast room, ground floor new bathroom, first floor landing leading to two good sized bedrooms. Outside there is a generous garden which is rare for a terraced house which also offers the potential to create off road parking. The property also benefits from double glazed windows, gas central heating, re-decoration throughout and new floor coverings. Viewing Recommended

Living Room

11'9" x 9'10" (3.60 x 3.00)

Including the chimney breast, radiator, new fitted carpet, part double glazed pvc entrance door, door to:

Kitchen/Breakfast Room

13'1" narrowing to 6'9" x 11'2" maximum (4.00 narrowing to 2.08 x 3.42 maximum)

New fitted kitchen with a quality wood grain finish with wall and matching base units with wood grain finish work surfaces over, metro tiling to walls, space and plumbing for a washing machine, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, wall mounted Ideal gas combination boiler, wood effect vinyl flooring, radiator, stairs to first floor with open under stairs recess, Velux double glazed sky light, door to:

Bathroom

5'10" x 6'2" (1.80 x 1.90)

New white bathroom suite comprising a panelled bath with a mains fed shower fitting, sparkle finish aqua panelled walls, low level wc, vanity unit with inset wash basin, wood effect vinyl flooring, black towel rail/radiator, recessed spot lights, extractor fan, frosted double glazed window to rear aspect.

First Floor Small Landing

Fitted carpet, access to the loft space, doors leading off to:





Bedroom 1

12'0" x 10'1" (3.66 x 3.09)

Including the chimney breast and adjacent built in wardrobe cupboard, radiator, double glazed window to front aspect, new fitted carpet.

Bedroom 2

9'4" x 7'1" (2.85 x 2.17)

Plus over stairs storage cupboard, radiator, double glazed window to rear aspect, new fitted carpet.

Outside

To the front of the property is a long garden with a paved sun trap patio, established borders and pathway. Outside light. It would be possible to create off road parking by removing the entrance fence/gate and providing hard standing.

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 where the property can be found half way along on the right hand side.

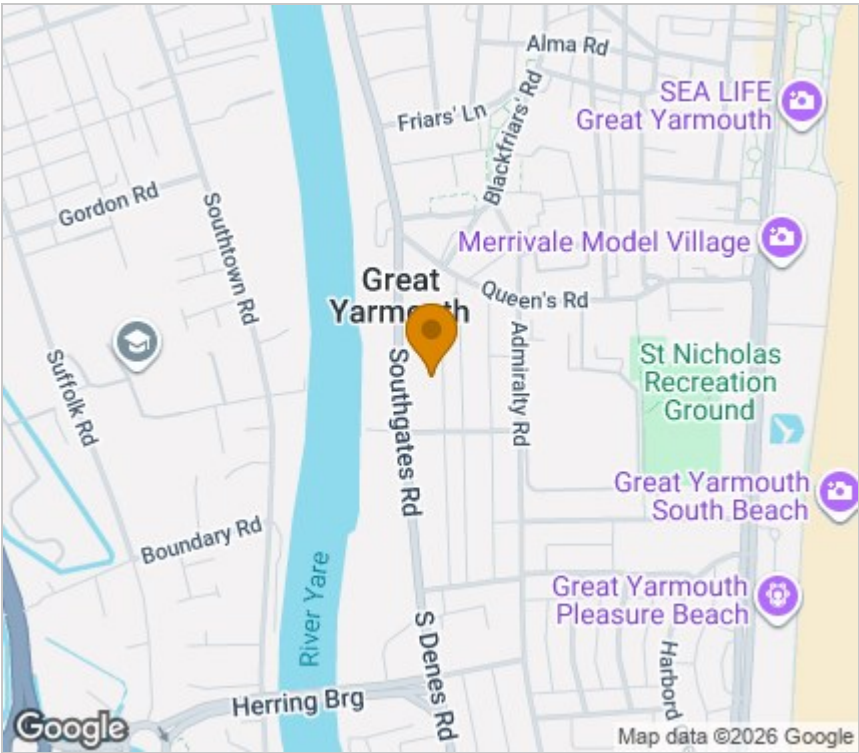
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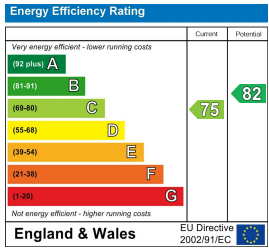
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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