Aldreds
Estate Agents

32 Well Street

, Great Yarmouth, NR30 1ER

£94,995

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Aldreds are pleased to offer this spacious mid terraced house in a convenient location close to local amenities and the town centre. The property would make an ideal investment property and would benefit from some further cosmetic refurbishment with accommodation comprising of a lounge dining room, kitchen, small landing, three bedrooms and a bathroom. Outside there is forecourt off road parking and a small southerly facing rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge 11'11" x 10'1" (3.65 x 3.08)
Including the chimney breast, radiator, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Dining Room 11'11" x 9'8" (3.64 x 2.95)
Including the staircase to first floor with under stairs cupboard, chimney breast, radiator, double glazed window to rear aspect, door to:

Kitchen 18'5" x 5'8" (5.63 x 1.74)
Fitted kitchen with wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, electric cooker point, two double glazed windows to rear aspect, part double glazed pvc entrance door.

First Floor Small Landing
Access to the loft space, doors leading off to:

Bedroom 1 11'11" x 10'1" (3.65 x 3.08)
Including the chimney breast with adjacent built in wardrobe cupboard, radiator, double glazed window to front aspect.

Bedroom 2 9'7" x 9'4" (2.94 x 2.86)
Including the chimney breast plus over stairs storage recess, radiator, double glazed window to rear, door to:

Bedroom 3 8'8" x 5'8" (2.66 x 1.73)
Double glazed window to rear aspect, radiator, door to:

Bathroom 8'8" x 5'8" (2.65 x 1.73)
Including the airing cupboard housing the gas boiler, bathroom suite comprising panelled bath with show mixer attachment, pedestal wash basin, low level wc, part tiled walls, extractor fan, radiator, frosted double glazed window to rear aspect.

Outside
To the front of the property is forecourt car parking and access to the front door. To the rear is an enclosed courtyard with store. A gated access leads to a rear service passageway.

Tenure
Freehold

Services
Mains water, electric, gas and drainage

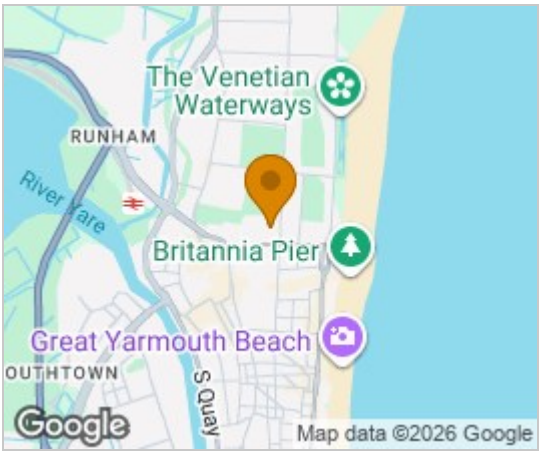
Council Tax
Great Yarmouth Borough Council - Band 'A'

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 north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, just after the petrol station turn left into Factory Street, turn right into Well Street where the property can be found on the right hand side.

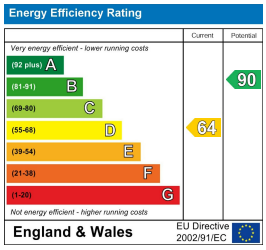
Ref: Y12744/05/26/CF

Area Map



Floor Plans

Energy Efficiency Graph



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