

Aldreds
Estate Agents



70 Hamilton Road
, Great Yarmouth, NR30 4LZ
£200,000



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Aldreds are pleased to offer this deceptively spacious, bay fronted mid terraced house in a sought after location to the north of the town centre. This attractive property has been well maintained and offers a roomy layout of accommodation comprising of an entrance lobby, open plan living room, dining/sitting room, modern fitted kitchen with appliances and a utility on the ground floor. A first floor landing provides separate access to three good sized double bedrooms, modern bathroom and a separate wc. Outside there is a small forecourt and south facing rear courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Lobby

Part double glazed composite entrance door, internal door to:

Living Room

26'8" x 12'6" narrowing to 8'1" (8.13 x 3.83 narrowing to 2.48)

Very spacious living room with the stairs to the first floor running up the side of the room with an under stairs storage cupboard, double glazed bay window to front aspect and double glazed window to rear, three radiators, fitted carpet, television point, door to:

Dining/Sitting Room

12'0" x 8'3" (3.66 x 2.52)

Double glazed window to side aspect, radiator, fitted carpet, door to:

Kitchen

8'9" x 8'9" (2.69 x 2.67)

Modern fitted kitchen with white gloss handle less wall and matching base units with wood effect work surfaces over, coloured splashbacks, built in electric double oven, four ring gas hob and incorporated extractor hood over, inset sink, space and plumbing for a slimline dishwasher, LVT flooring, double glazed window and part double glazed pvc door to side aspect, open access to:

Utility Room

8'8" x 4'4" (2.66 x 1.34)

Fitted wall and base unit with work surface over and space and plumbing below for a washing machine LVT flooring, inset sink.

First Floor Landing

Two drop down loft access points, doors leading off to:

Bedroom 1

11'3" x 9'1" (3.44 x 2.77)

Plus a walk in storage cupboard, fitted wardrobes and a double glazed bay window to front aspect, radiator, fitted carpet.

Bedroom 2

10'11" x 9'1" (3.34 x 2.78)

Plus built in wardrobe cupboards, double glazed window to rear aspect, radiator, fitted carpet.





Bedroom 3

10'7" x 8'2" (3.23 x 2.49)

Double glazed window to rear aspect, radiator, gas combination boiler, fitted carpet.

Bathroom

7'1" x 5'4" (2.17 x 1.65)

White suite comprising curved panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, tiled walls, radiator, frosted double glazed window to side aspect.

Separate WC

Low level wc, corner wash basin, frosted double glazed window to side aspect.

Outside

To the front of the property is a walled forecourt. To the rear of the property is a south facing courtyard laid with paved patio and a timber storage shed. There is a gate leading 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, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road where the property can be found half way down on the right hand side.

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Floor Plan

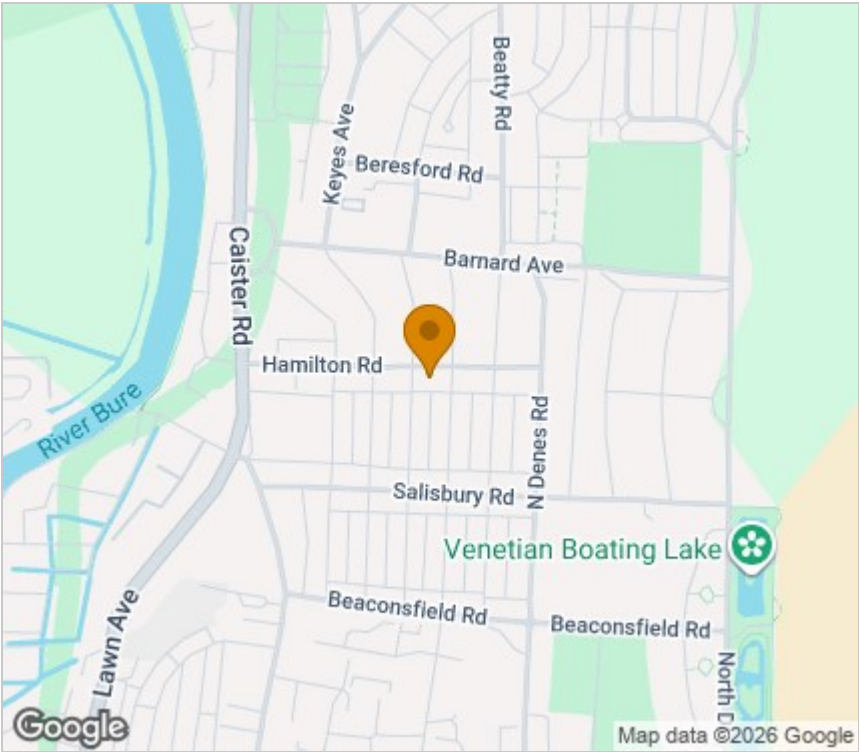


Viewing

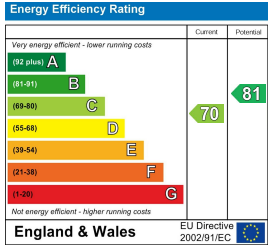
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Area Map



Energy Efficiency Graph



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