

**Aldreds**  
Estate Agents



43 Queens Road  
, Great Yarmouth, NR30 3JR

£180,000



## 43 Queens Road

, Great Yarmouth, NR30 3JR

Aldreds are pleased to offer this attractively presented deceptively spacious mid terraced house in a popular location close to the sea front with views over the Naval Hospital. The property has been well maintained and offers roomy accommodation comprising of an entrance hall, leading to a through lounge/dining room and kitchen on the ground floor. On the first floor a landing serves two double bedrooms, study/dressing room area and bathroom. Outside is a walled forecourt and enclosed rear yard. The property also benefits from double glazed windows and gas central heating. Offered Chain Free.

### Entrance Hall

Part double glazed composite entrance door, radiator, stairs to first floor with under stairs cupboard, meter cupboard, doors leading off to:

### Lounge/Dining Room

24'6" x 12'6" maximum (7.47 x 3.81 maximum (7.46 x maximum))

Light and airy double aspect room with double glazed windows to front and rear, two chimney breasts with fireplaces and wooden surrounds, two radiators, telephone point with fibre broadband, tv point, fitted carpet.

### Kitchen

11'3" x 8'0" (3.43 x 2.44 (3.42 x 2.43))

Recently re-fitted with a superb blue gloss finish handle less kitchen with wall and matching base units with marble effect Corian work tops and matching upstands over, built in electric oven, four ring ceramic hob with extractor hood over, integrated washing machine, dishwasher, fridge/freezer and microwave oven, attractive wood effect laminate flooring with a polished finish, under counter stainless steel sink unit with mixer taps, radiator, double aspect double glazed windows, radiator.

### First Floor Landing

Built in storage cupboard, doors leading off to:

### Bedroom 1

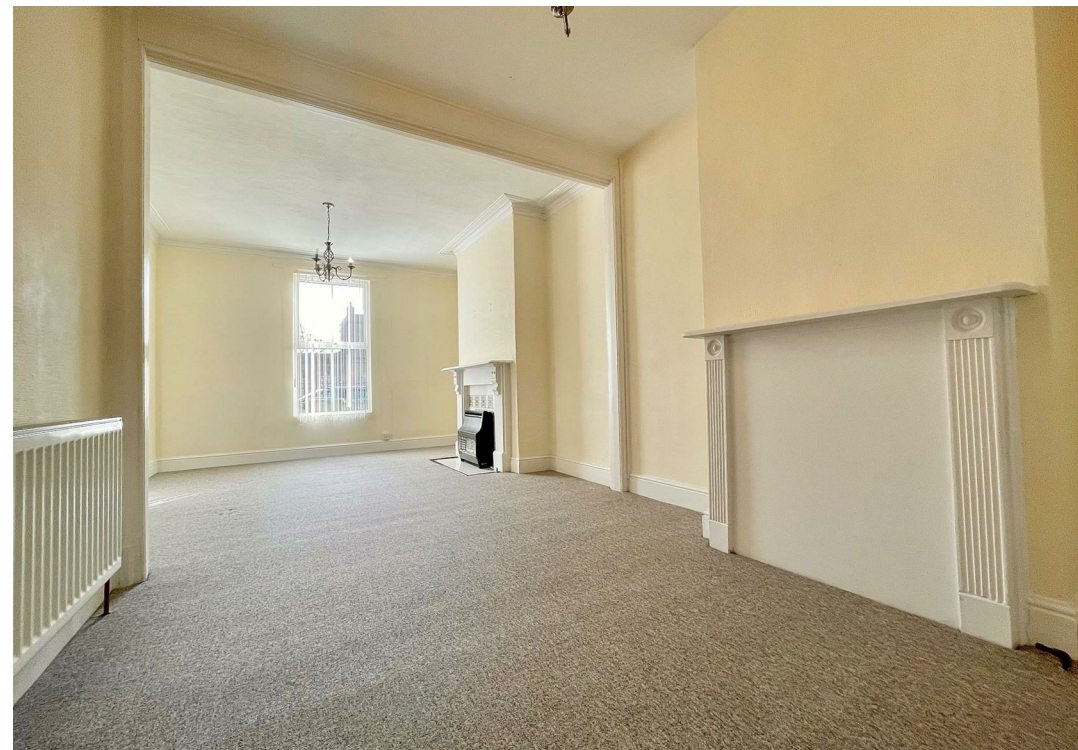
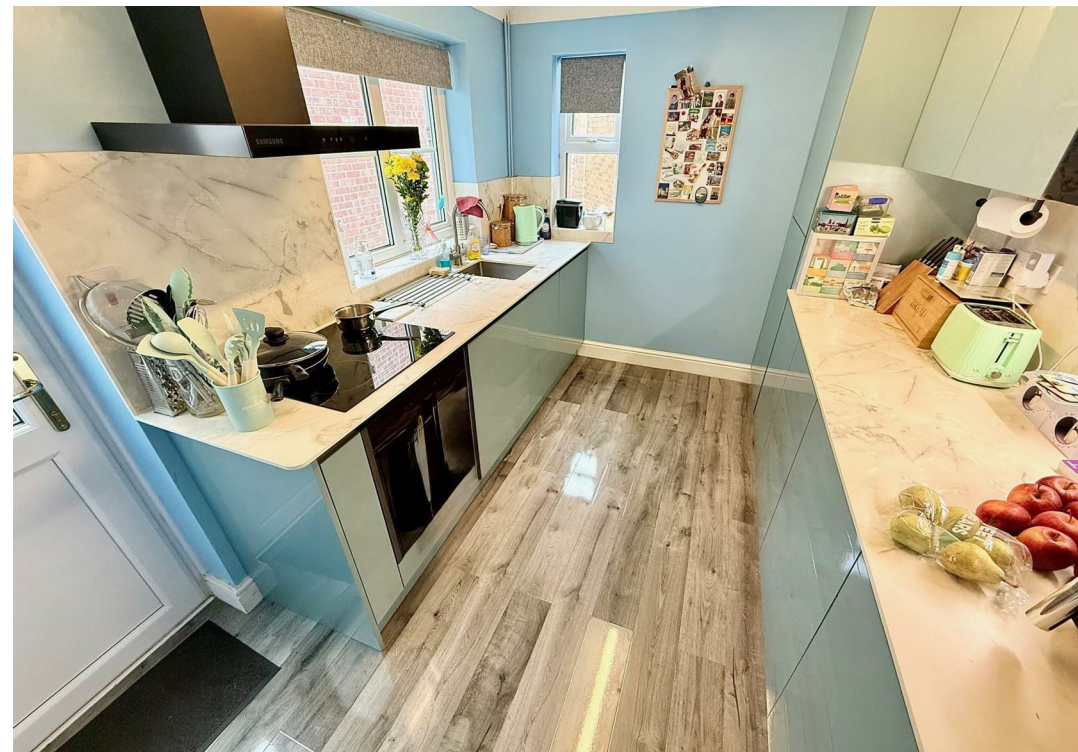
16'2" x 12'6" (4.93 x 3.81)

Including the chimney breast and adjacent built in storage cupboard, two double glazed windows overlooking the Naval Hospital, radiator, tv point. (Due to having two windows and being a generous size, this bedroom could potentially be split in to two separate rooms).

### Bedroom 2

11'7" x 10'4" (3.53 x 3.15)

Including the chimney breast and built in storage cupboard, radiator, double glazed window to rear aspect.





#### Study/Dressing Room Area

5'5" x 4'9" (1.65 x 1.45 (1.64 x 1.44))

Double glazed window to side aspect, built in cupboard housing the gas boiler, door to:

#### Bathroom

7'11" x 6'7" (2.41 x 2.01)

White suite comprising cast iron bath with mains fed shower fitting over, part tiled walls, pedestal wash basin, low level wc, extractor fan, frosted double glazed window to side aspect, radiator.

#### Outside

To the front of the property is a low maintenance south facing forecourt garden which is enclosed by brick boundary wall with wrought iron railings. To the rear is a generous enclosed court yard with outside store. A walled boundary with timber gate leads to a rear service passageway.

#### Tenure

Freehold

#### Agents Note

Some of the interior photographs were taken before the property was occupied and are provided as a guide to the interior.

#### 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 and pass through the traffic lights where the property can be found on the left hand side.

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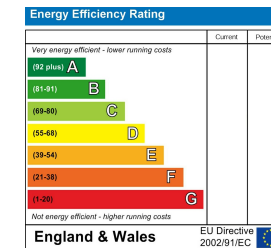
## Floor Plan



## 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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