Aldreds
Estate Agents

15 Admiralty Road

Great Yarmouth NR30 3DG

£90,000

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Aldreds are pleased to offer this spacious mid terraced house in a convenient location for local amenities and a short distance from the sea front and third river crossing. The property does require further modernisation and offers a hall entrance leading to a sitting room, dining room, kitchen, rear lobby and bathroom. on the first floor a small landing serves three good sized bedrooms. Outside there is a small forecourt and rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall
Part glazed wood panelled entrance door, radiator, stairs to first floor, doors leading off to:

Sitting Room 10'11" x 9'8" (3.34 x 2.95)
Including the chimney breast with a tiled open fireplace, radiator, double glazed window to front aspect.

Dining Room 13'6" x 9'9" (4.14 x 2.98)
Including the chimney breast with a fitted gas fire plus an under stairs cupboard, radiator double glazed window to rear aspect, door to:

Kitchen 7'11" x 7'10" (2.42 x 2.41)
Plus storage recess, base kitchen units with work surface over, single drainer stainless steel sink unit, electric cooker, point, part tiled walls, tiled flooring, double glazed window to side aspect, space and plumbing for a washing machine, door to:

Rear Lobby
Tiled flooring, wall mounted fuse box, part double glazed pvc door to rear, door to;

Bathroom
Panelled bath with electric shower over, part tiled walls, low level wc, pedestal wash basin, tiled flooring, radiator, frosted double glazed window to side aspect.

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

Bedroom 1 13'6" x 10'10" (4.13 x 3.31)
Including the chimney breast, plus an interconnecting storage cupboard, radiator, double glazed window to front aspect.

Bedroom 2 13'6" x 9'8" (4.13 x 2.97)
Including the chimney breast, plus an interconnecting wardrobe cupboard, radiator, double glazed window to rear aspect, access to:

Bedroom 3 16'5" x 8'0" (5.02 x 2.44)
Including the chimney breast, wall mounted gas boiler, radiator, two double glazed windows to rear aspect. (This room could be divided in to two separate rooms with the provision of a stud wall as there are two windows).

Outside
To the front is a low maintenance enclosed forecourt. To the rear is a small enclosed yard with a brick boundary wall and timber hand gate leading to a rear service passageway.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

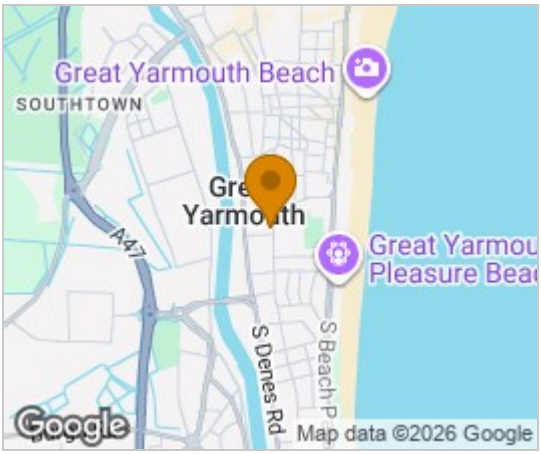
Council Tax
Great Yarmouth Borough Council - Band 'A'

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.

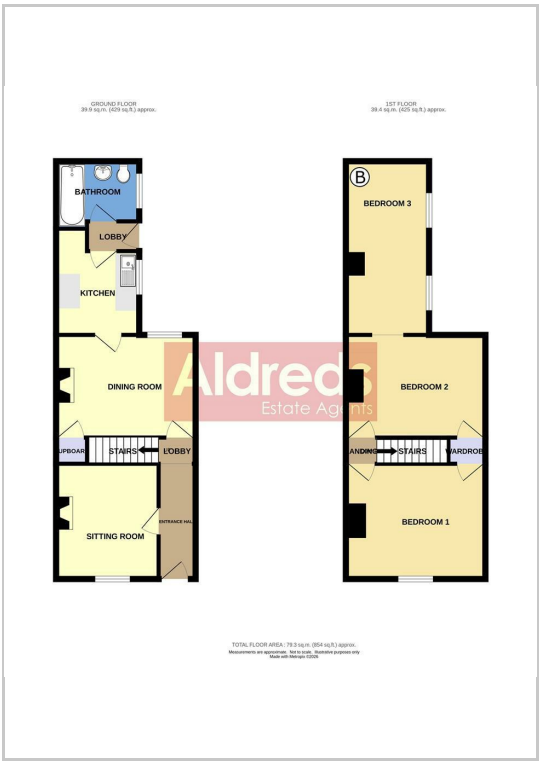
Directions
From the Yarmouth office head south along South Quay, turn left into Queens Road, at the traffic lights turn right into Admiralty Road where the property can be found on the right hand side.

Ref: Y12838/01/09/26

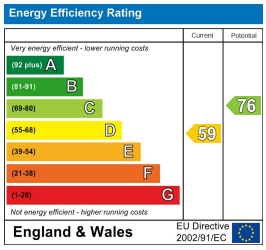
Area Map



Floor Plans



Energy Efficiency Graph



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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA