

Aldreds
Estate Agents



8 Oliver Mews

, Great Yarmouth, NR30 2DU

Offers In The Region Of £180,000



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, Great Yarmouth, NR30 2DU

Aldreds are pleased to offer this 1980's built semi detached house in a tucked away convenient location for local amenities and the main town centre. The property offers a very deceptive layout of accommodation that would make an ideal family home comprising of an entrance hall, cloakroom, open plan lounge/dining room, kitchen, three double bedrooms and bathroom off landing. Outside there is a forecourt, enclosed courtyard garden and attached garage. The property also benefits from pvc double glazed windows, gas central heating, an alarm system and is offered chain free.

Entrance Hall

6'10" x 6'5" (2.10 x 1.98)

PVC double glazed entrance door with matching double glazed side panels, radiator, door to:

Cloakroom

6'11" x 2'8" (2.12 x 0.82)

Low level wc, hand wash basin, frosted double glazed window to front aspect.

Open Plan Lounge/Dining Room

20'3" maximum x 15'11" maximum (6.18 maximum x 4.86 maximum)

Including the stairwell to first floor with deep under stairs cupboard, tv point, two radiators, fitted carpet, double glazed window and double glaze French doors to rear, arched access to:

Kitchen

10'2" x 7'1" (3.12 x 2.17)

Light wood grain finish kitchen with wall and matching base units with wood effect work surfaces over and drop leaf breakfast bar, recess with electric cooker point, space and plumbing for a washing machine, part tiled walls, single drainer sink unit, radiator, tile effect laminate flooring, space for a fridge/freezer, double glazed window to front aspect.

First Floor Landing

Access to the insulated loft space, radiator, shallow storage cupboard, doors leading off to:

Bedroom 1

13'4" x 10'2" (4.07 x 3.11)

Plus storage recess, double glazed window to rear aspect, radiator, fitted carpet, tv point.

Bedroom 2

9'8" x 9'3" (2.96 x 2.83)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

10'2" x 7'8" (3.11 x 2.35)

Plus wardrobe recess, double glazed window to front aspect, radiator, fitted carpet.





Bathroom

Coloured suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater, Karndean flooring, radiator, frosted double glazed window to front aspect.

Outside

To the front of the property is a block pavior forecourt\potential parking with an adjacent attached garage 5.58m x 2.46m brick and pitched tiled roof construction with up and over door and part double glazed PVC door to rear. The rear courtyard is low maintenance being mainly paved with established borders and fully enclosed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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.

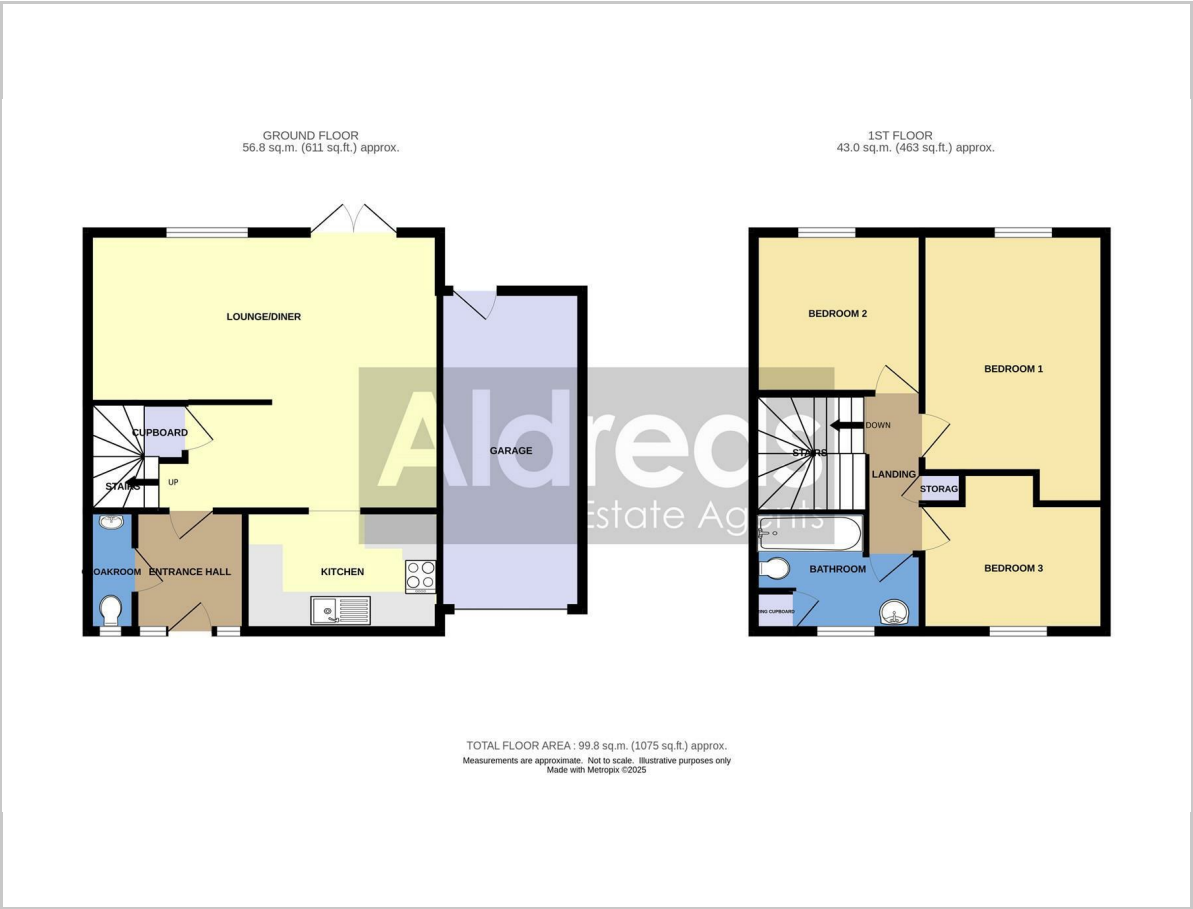
Directions

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 Sainsburys turn left into St Nicholas Road, turn right into Silk Mill Road and after a short distance turn left in to Northmarket Road where Oliver Mews can be found at the bottom.

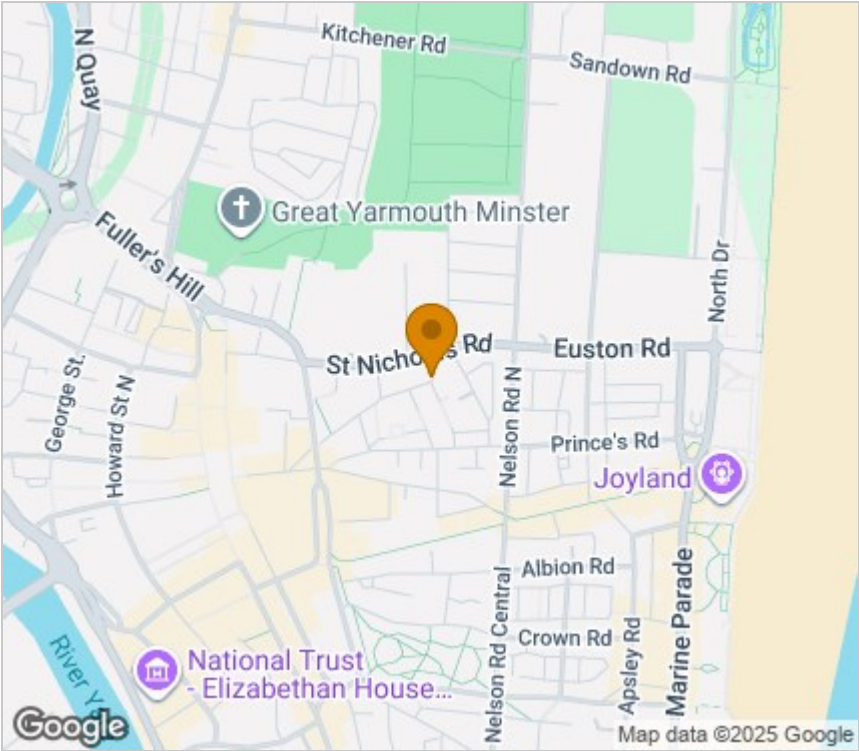
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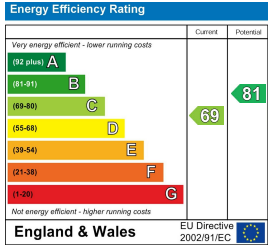
Floor Plan



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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