

19 Palgrave Road

, Great Yarmouth, NR30 1QA

Offers In Excess Of £175,000

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Aldreds are pleased to offer this comprehensively renovated and tastefully presented mid terraced house in a sought after location. The property would make an ideal first home or investment purchase with accommodation comprising of a lounge, separate dining room, new quality fitted kitchen with built in appliances and a luxury new bathroom on the ground floor. On the first floor a small landing serves three bedrooms and an en-suite shower room. Outside there is a forecourt and generous size enclosed west facing courtyard. Other benefits include re-plastering and re-decoration throughout, partial re-wiring and new floor coverings throughout. The property also benefits from gas central heating and double glazed windows and doors some of which are new. An early viewing is strongly recommended for this stunning turn key property.

Lounge
12'9" x 11'10" (3.90 x 3.63)
Including the revealed brick lined chimney breast with timber mantle, television point, radiator, double glazed window to front aspect, part double glazed pvc entrance door, new fitted carpet, door to:

Inner Lobby
Stairs to first floor, door to:

Dining Room
12'10" x 11'8" (3.92 x 3.58)
Including the revealed brick lined chimney breast with timber mantle, new double glazed rear entrance door, new fitted carpet, understairs cupboard, radiator.

Kitchen
12'9" x 7'8" (3.91 x 2.34)
New quality grey gloss fitted kitchen with handle less wall and matching base units with wood effect work surfaces and matching upstands over, integrated fridge/freezer, built in electric oven, four ring ceramic hob and extractor hood over, space and plumbing for a washing machine and dishwasher, LVT flooring, cupboard housing the certificated gas boiler, double glazed window to side aspect, black single drainer cast sink, door to:

Family Bathroom
7'8" x 5'0" (2.36 x 1.53)
New luxury bathroom suite with a panelled bath with mixer tap, vanity unit with inset wash basin, low level wc with concealed cistern, tiled walls and flooring, extractor fan, spot lighting, frosted double glazed window to side aspect, white towel rail/radiator.

First Floor Small Landing
Doors leading off to:

Bedroom 1
12'9" x 12'1" (3.89 x 3.69)
Including the chimney breast with an original cast iron fireplace, walk in wardrobe cupboard with access to the loft space, radiator, double glazed window to front aspect, new fitted carpet.















Bedroom 2
12'10" x 11'8" (3.92 x 3.58)
Including the chimney breast with an original cast iron fireplace, radiator, double glazed window to rear aspect, new fitted carpet, door to:

Bedroom 3
9'6" x 7'6" (2.92 x 2.30)
Including a small wardrobe cupboard and adjacent chimney breast, new fitted carpet, radiator, double glazed window to side aspect, door to:

En-Suite Shower Room
7'5" x 2'8" (2.28 x 0.82)
New quality suite with a tiled shower cubicle and mains fed shower, low level wc, vanity unit with inset wash basin, extractor fan, white towel rail/radiator, tiled walls and flooring.

Outside
To the front is a walled forecourt with freshly laid block pavior. To the rear is a generous size low maintenance westerly facing garden which is laid with areas of freshly laid paved patio, stone chips and concrete pathway. At the bottom of the garden is a brick built shed/workshop. Outside lighting and cold water tap. A gate alos 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.

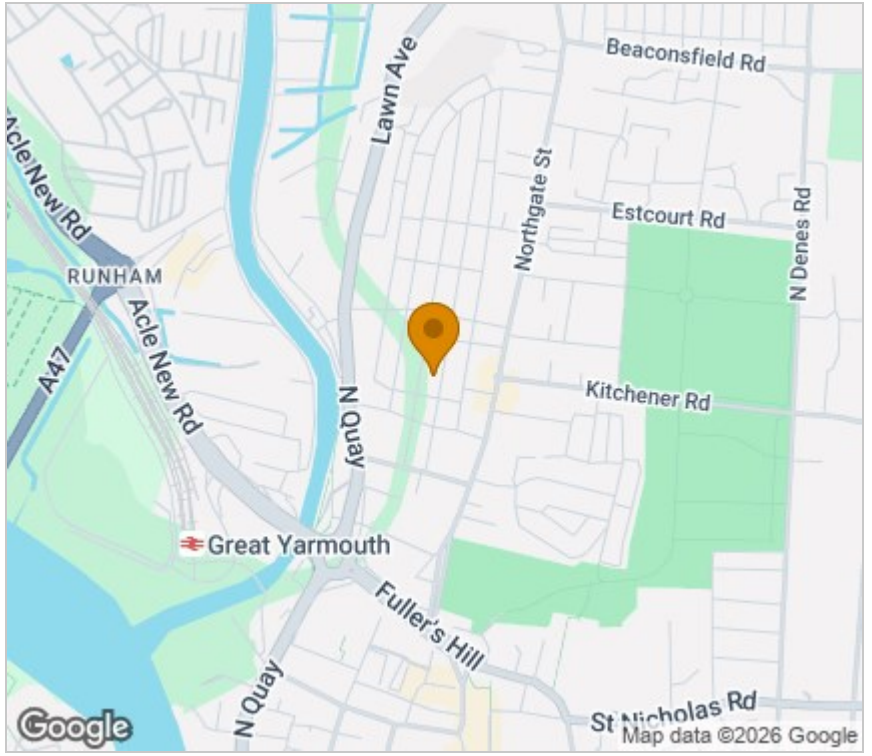
Directions
From the Yarmouth office head north along North Quay, continue over the roundabout, turn right just before the Magistrates Court into Rampart Road, turn left into Palgrave Road where the property can be found part way down on the left hand side.

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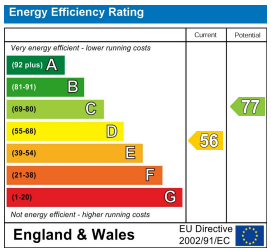
Floor Plan



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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