

**Aldreds**  
Estate Agents



20 Exmouth Road  
, Great Yarmouth, NR30 3DN

£80,000



## 20 Exmouth Road

, Great Yarmouth, NR30 3DN

Aldreds are pleased to offer this extended, deceptively spacious mid terraced house that requires further renovation and improvement. The property would make an ideal investment property with accommodation comprising an open plan lounge/dining room, spacious kitchen, rear lobby and ground floor bathroom. On the first floor a small landing leads to three bedrooms one of which has a small en-suite cloakroom that requires further attention. Outside there is a forecourt and rear courtyard. Offered Chain Free

### Open Plan Lounge/Dining Room

25'5" x 12'2" (7.75 x 3.73)

Including the chimney breast with an open fireplace and staircase to first floor, double glazed window to front aspect, pvc entrance door, door to:

### Kitchen

11'7" x 10'5" (3.55 x 3.20)

Basic kitchen that requires replacement, radiator, double glazed window to rear, access to:

### Rear Lobby

Part double glazed rear entrance door, door to:

### Bathroom

6'3" x 5'6" (1.92 x 1.68)

Panelled bath, low level wc, pedestal wash basin, towel rail/radiator, frosted double glazed window to rear.

### First Floor Landing

Access to:

### Bedroom 1

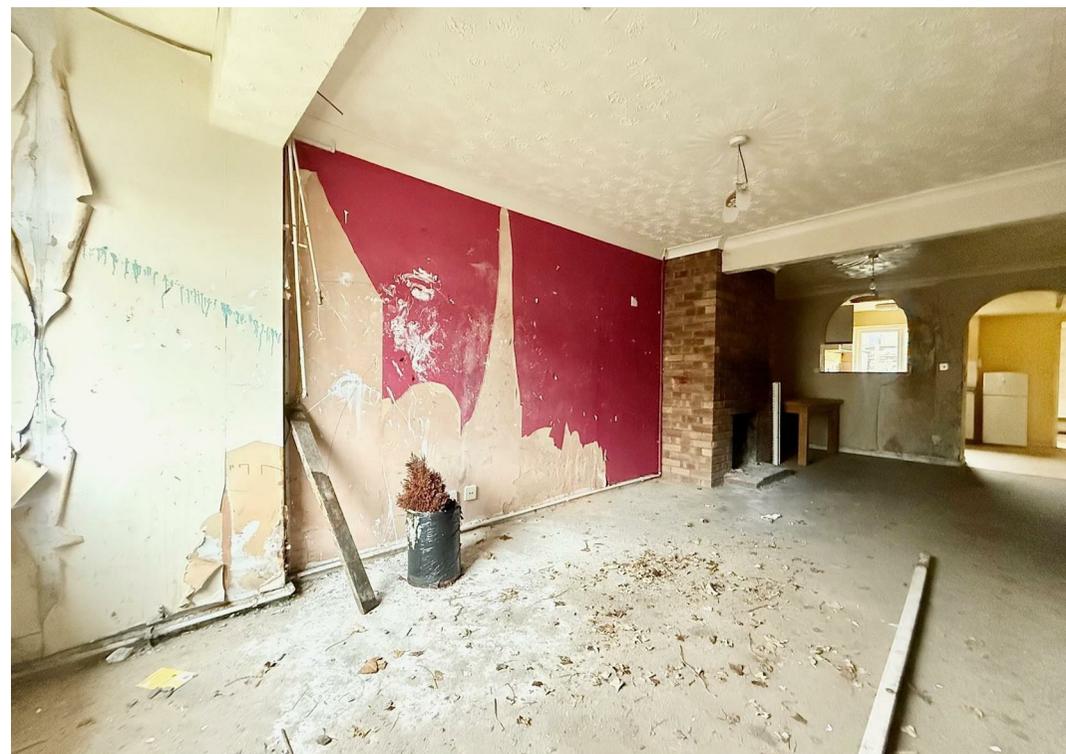
11'7" x 8'10" (3.54 x 2.71)

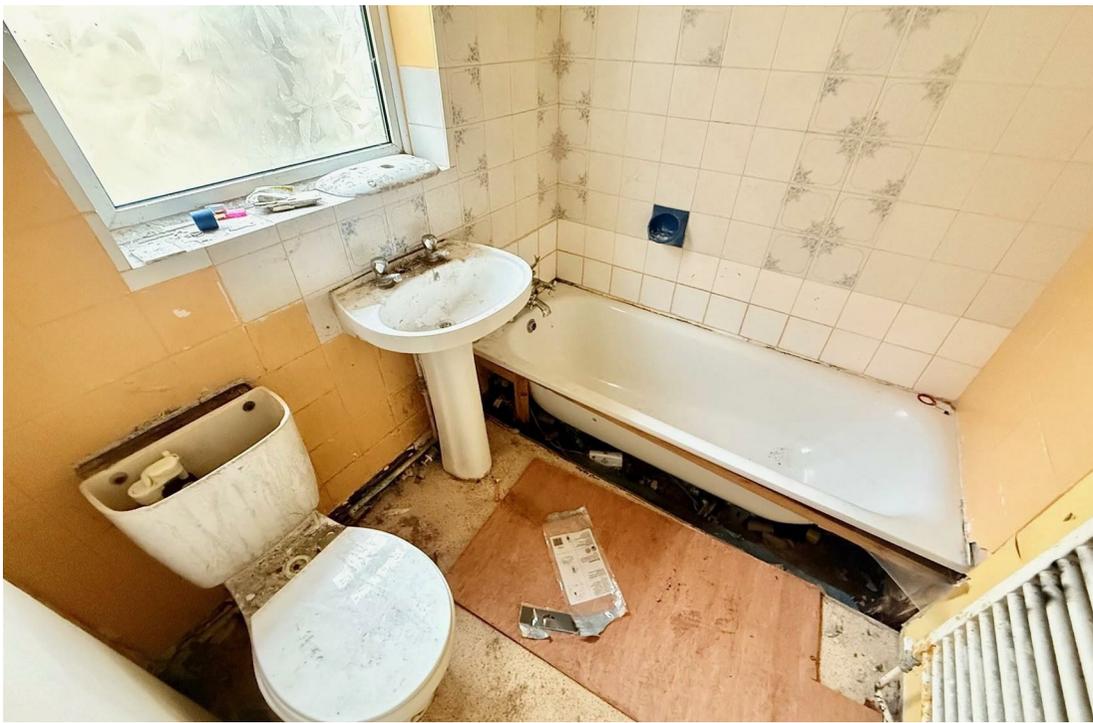
Double glazed window to front aspect, radiator, open access to:

### En-Suite Cloakroom

4'1" x 3'10" (1.26 x 1.19)

Requiring replacement with plumbing and waste for a wc and wash basin.





### Bedroom 2

12'2" x 9'11" maximum (3.71 x 3.04 maximum)

Double glazed window to rear, recess housing the hot water cylinder and cold water storage tank, door to:

### Bedroom 3

10'6" x 5'1" (3.21 x 1.55)

Double glazed window to side, wall mounted gas boiler.

### Outside

To the front of the property is a forecourt. To the rear is a small courtyard with a gate leading on to a rear service road.

### 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, turn right into Exmouth Road where the property can be found half way along on the left hand side.

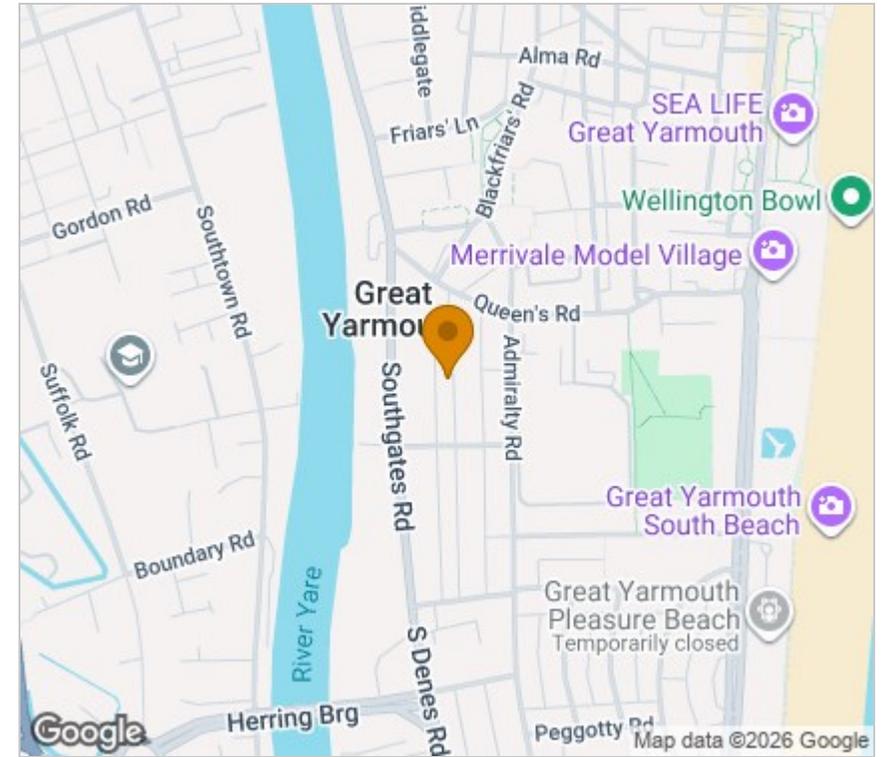
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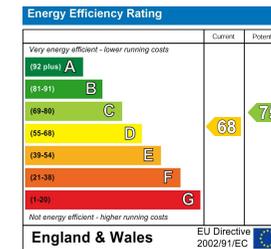
## Floor Plan



## 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.

### Disclaimer

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