

Aldreds
Estate Agents

23 Russell Road

Great Yarmouth NR30 2JG

£130,000

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Aldreds are pleased to offer this deceptively spacious mid terraced house in a convenient location for the sea front and a short walk to the town centre. This attractive property would make an ideal first home or investment purchase with accommodation comprising of an entrance hall, dining room, lounge, kitchen, rear lobby, shower room, first floor landing serving two separate bedrooms and a family bathroom, attic/hobbies room. The property also benefits from double glazed windows, gas central heating, a home alarm system and high quality front camera system. An early viewing is recommended.

Entrance Hall
Double glazed pvc entrance door, radiator, wood effect laminate flooring, open access to:

Dining Room
15'7" x 9'1" (4.75 x 2.77 (4.74 x 2.78))
Double glazed French doors to rear, stairs rising to landing with under stairs storage, wood effect laminate flooring, radiator, archway to:

Lounge
12'4" x 11'10" (3.76 x 3.61)
Including the chimney breast with a fireplace and inset electric fire set in a wooden surround, feature walls and panelled ceiling, double glazed window to front aspect, radiator.

Kitchen
12'0" x 6'7" (3.66 x 2.01)
Fitted kitchen with wall and matching base storage units with roll top work surfaces over, double glazed window to side aspect, one and a half bowl sink unit and drainer, gas cooker, electric cooker point, integrated dishwasher, tumble dryer, part tiled walls, radiator, double glazed window to side aspect, open access to:

Lobby
Plumbing for washing machine, door to to side, gas boiler, door to:

Shower Room
7'6" x 6'0" (2.29 x 1.83)
Full width shower with aqua panelled surround and mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, frosted double glazed window to side aspect, chrome towel rail/radiator.

First Floor Landing
Bedrooms and bathroom leading separately off, stairs rising to attic/hobbies room, built in cupboard, doors to:

Bedroom 1
15'7" x 11'11" (4.75 x 3.65)
Including fitted wardrobes, double bed, double glazed window to front aspect, radiator, wood effect laminate flooring.















Bedroom 2

11'10" x 6'7" (3.61 x 2.01)

Double glazed window to side aspect, radiator.

Bathroom

10'2" x 6'11" (3.10 x 2.11)

'P' shaped jacuzzi style panelled bath with electric shower over and aqua panelled walls, pedestal hand wash basin, low level WC, tiled wall, tiled floor, frosted double glazed window to rear aspect, radiator and chrome towel rail.

Attic/Hobbies Room

15'2" x 9'4" (4.62 x 2.84 (4.63 x 2.85))

Velux double glazed window, doors to eaves storage space to either side of the room.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a partly covered yard with barbecue area, storage shelves and unit and double gates to a rear service road.

Tenure

Freehold.

Services

Mains water, electric, gas, 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, at the roundabout turn right into Fullers Hill, continue over the first set of traffic lights, at the next set of traffic lights with Sainsburys turn left into St Nicholas Road, at the traffic lights turn right into Nelson Road North, continue into Nelson Road Central, turn left into Albion Road, turn right into Russell Road where the property can be found on the right hand side.

Ref: Y12865/10/26/CF

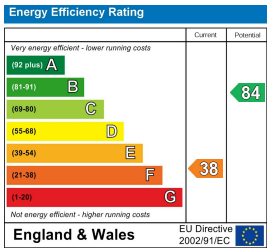
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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