

**Aldreds**  
Estate Agents



106 Exmouth Road  
, Great Yarmouth, NR30 3DN  
Asking Price £110,000



## 106 Exmouth Road

, Great Yarmouth, NR30 3DN

Aldreds are pleased to offer this immaculately presented, turn key house that has recently been improved to offer an ideal home for a first time buyer or investor with accommodation comprising of a living room, new kitchen/breakfast room, ground floor new bathroom, first floor landing leading to two good sized bedrooms. Outside there is a generous garden which is rare for a terraced house which also offers the potential to create off road parking. The property also benefits from double glazed windows, gas central heating, re-decoration throughout and new floor coverings. Viewing Recommended

### Living Room

11'9" x 9'10" (3.60 x 3.00)

Including the chimney breast, radiator, new fitted carpet, part double glazed pvc entrance door, door to:

### Kitchen/Breakfast Room

13'1" narrowing to 6'9" x 11'2" maximum (4.00 narrowing to 2.08 x 3.42 maximum)

New fitted kitchen with a quality wood grain finish with wall and matching base units with wood grain finish work surfaces over, metro tiling to walls, space and plumbing for a washing machine, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, wall mounted Ideal gas combination boiler, wood effect vinyl flooring, radiator, stairs to first floor with open under stairs recess, Velux double glazed sky light, door to:

### Bathroom

5'10" x 6'2" (1.80 x 1.90)

New white bathroom suite comprising a panelled bath with a mains fed shower fitting, sparkle finish aqua panelled walls, low level wc, vanity unit with inset wash basin, wood effect vinyl flooring, black towel rail/radiator, recessed spot lights, extractor fan, frosted double glazed window to rear aspect.

### First Floor Small Landing

Fitted carpet, access to the loft space, doors leading off to:





### Bedroom 1

12'0" x 10'1" (3.66 x 3.09)

Including the chimney breast and adjacent built in wardrobe cupboard, radiator, double glazed window to front aspect, new fitted carpet.

### Bedroom 2

9'4" x 7'1" (2.85 x 2.17)

Plus over stairs storage cupboard, radiator, double glazed window to rear aspect, new fitted carpet.

### Outside

To the front of the property is a long garden with a paved sun trap patio, established borders and pathway. Outside light. It would be possible to create off road parking by removing the entrance fence/gate and providing hard standing.

### 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 right hand side.

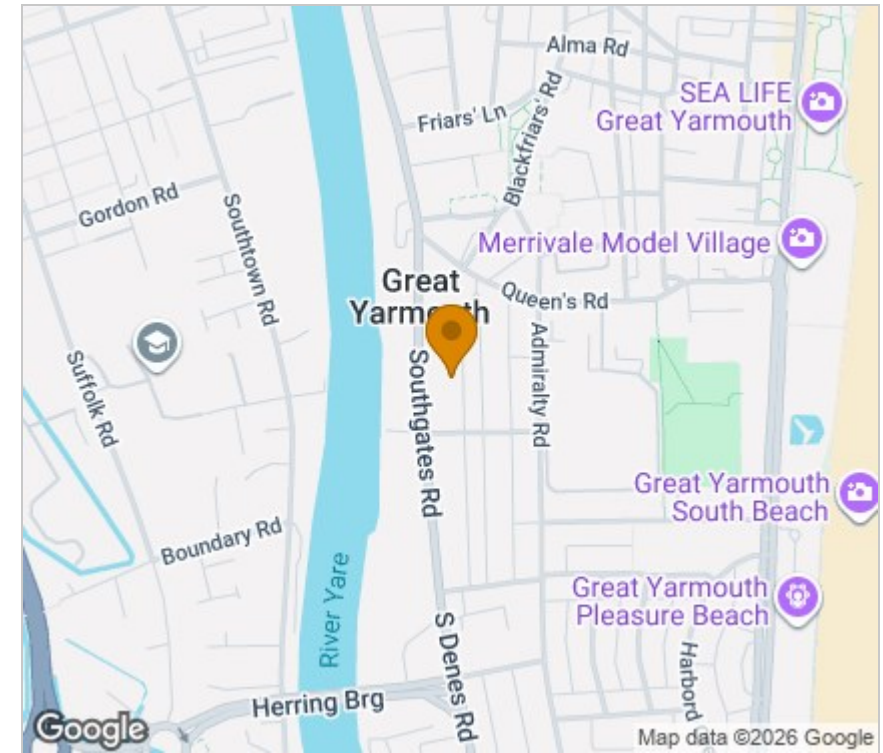
Y12714/04/26/CF



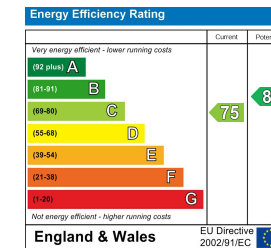
## Floor Plan



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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