

Aldreds
Estate Agents



49 Arundel Road
, Great Yarmouth, NR30 4LD
Price Guide £127,500



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Aldreds are pleased to offer this well maintained and attractively presented mid terraced house in a popular location close to local amenities. The property would make an ideal investment property or first home with accommodation comprising of a lounge, dining room, kitchen, utility and cloakroom on the ground floor. On the first floor are two double bedrooms and a bathroom. Outside there is a forecourt and enclosed rear courtyard garden. The property also benefits from mainly double glazed windows and gas heating. Offered chain free.

Lounge

12'0" x 11'2" (3.66 x 3.42)

Including the chimney breast with a fitted gas fire, double glazed window to front aspect, wood effect laminate flooring, part double glazed pvc entrance door, television point, door to:

Inner Lobby

Stairs to first floor, door to:

Dining Room

12'0" x 11'5" (3.66 x 3.49)

Including the chimney breast with a fitted gas fire, under stairs cupboard, wood effect laminate flooring, television point, telephone point, single glazed window, door to:

Kitchen

10'11" x 7'8" (3.34 x 2.34)

White gloss fitted kitchen with wall and matching base units with work surfaces over, recess with gas cooker, space and plumbing for a washing machine, part tiled walls, vinyl flooring, double glazed window and part glazed wood panelled door to:

Rear Porch

Brick and pvc double glazed construction with glazed roof over, part double glazed pvc door to rear.

Utility Room

5'0" x 4'10" (1.54 x 1.48)

Space for a fridge and freezer, single glazed window to rear, door to:

Cloakroom

Low level wc, frosted double glazed window to side aspect.

First Floor Small Landing

Doors leading off to:





Bedroom 1

12'0" x 11'2" (3.66 x 3.42)

Including the chimney breast and fitted bedroom furniture, gas wall heater, double glazed window to front aspect.

Bedroom 2

12'0" x 11'5" (3.66 x 3.49)

Including the chimney breast and fitted bedroom furniture, double glazed window to rear aspect, over stairs storage cupboard, door to:

Shower Room

10'7" x 7'7" (3.24 x 2.33)

White suite comprising double width tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, gas water heater, built in shelved linen cupboard, frosted double glazed window to side aspect.

Outside

To the front of the the property is a walled forecourt, to the rear is an enclosed westerly facing courtyard with a gated access 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 gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

Directions

From Haven Bridge proceed north along North Quay, at the roundabout take the right hand exit onto Fullers Hill, at the traffic lights turn left into Northgate Street, continue for approximately half a mile to the second mini roundabout, turn right into Beaconsfield Road, take the third turning left into Arundel Road, continue over the next junction where the property can be found on the left hand side.

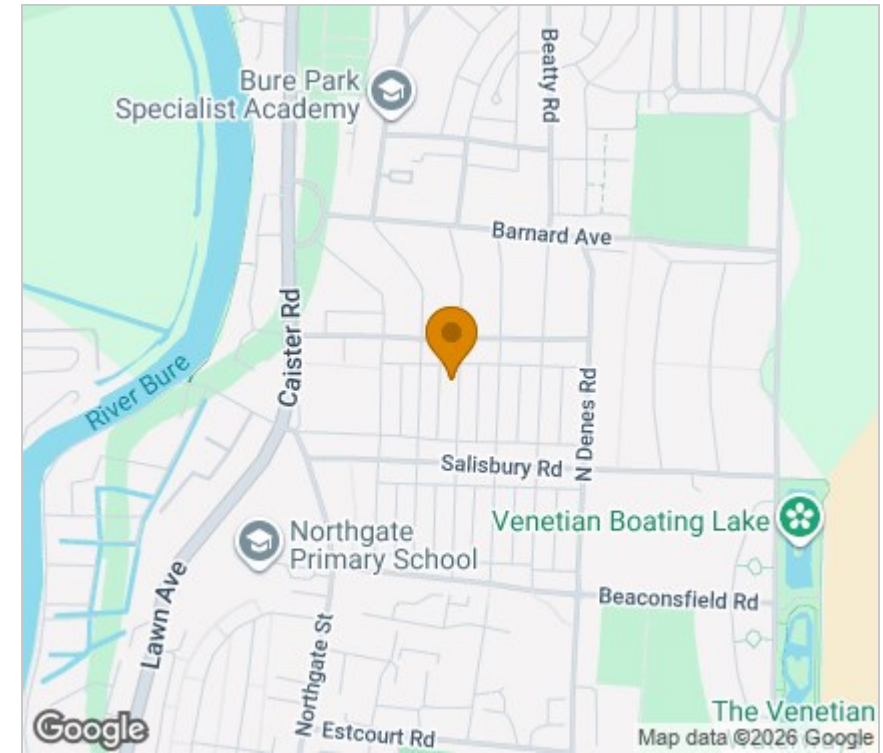
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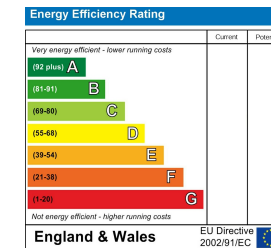
Floor Plan



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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