



Aldreds
Estate Agents



65 Churchill Road

, Great Yarmouth, NR30 4NH

Offers In Excess Of £140,000



Aldreds are pleased to offer this modernised and attractively presented, mid terraced house in a sought after location to the north of the town centre. The property offers a deceptively spacious layout of accommodation comprising of an entrance porch, entrance hall, open plan lounge/dining room, kitchen, utility/study, first floor landing, two separate bedrooms and shower room (all off landing). Outside there is a forecourt and rear yard. The property also benefits from gas central heating and double glazed windows. An early viewing is strongly recommended.



Entrance Porch

Part double glazed entrance door, double glazed window, access to:

Entrance Hall

Stairs to first floor, door to:

Open Plan Lounge/Dining Room 26'7" x 12'3" narrowing to 9'0" (8.12 x 3.75 narrowing to 2.76)

Including the stairs to first floor with under stairs cupboard, chimney breast with wall mount tv point, two radiators, double aspect double glazed windows, door to:

Kitchen 11'1" x 7'10" (3.38 x 2.40)

Fitted kitchen with blue finish wall and matching base units with textured work surfaces over, part tiled walls, single drainer one and a half bowl sink unit, space and plumbing for a washing machine, wall mounted Baxi boiler, double glazed window and part double glazed pvc door to side, door to:

Utility/Study 8'4" x 7'4" (2.56 x 2.25)

Double aspect double glazed windows, radiator.

First Floor Landing

Wood effect laminate flooring, deep built in storage cupboard, doors leading off to:

Bedroom 1 11'6" x 9'3" (3.53 x 2.83)

Plus Wardrobe cupboard, chimney breast with a wall mount tv point, radiator, double glazed window to rear aspect.

Bedroom 2 11'5" x 9'1" (3.50 x 2.77)

Including the chimney breast, plus storage recess, wall mount tv point, radiator, double glazed window to front aspect.

Shower Room 11'3" x 7'10" (3.44 x 2.41)

Walk in shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, aqua panelled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

Outside

To the front is a small walled forecourt. To the rear is an enclosed yard with brick boundary walling and a gate leading 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, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, at the next mini roundabout turn right into Beaconsfield Road, turn left into Churchill Road and continue over the crossroads with Salisbury Road where the property can be found on the right hand side.

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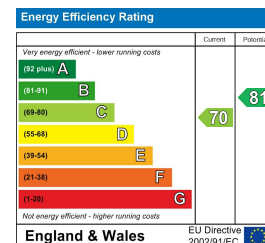
Area Map



Floor Plans



Energy Efficiency Graph



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