



**Aldreds**  
Estate Agents

12. Drakes Buildings St. Peters Plain

Great Yarmouth NR30 2LP

Offers Over £95,000



## 12. Drakes Buildings St. Peters Plain

Great Yarmouth NR30 2LP

Aldreds are pleased to offer this recently renovated, deceptively spacious end terraced house that would make an ideal first home or investment purchase. The property is situated close to the town centre and sea front and offers accommodation comprising of an open plan kitchen/living room with a new fitted kitchen, first floor landing serving two good size bedrooms and a modernised bathroom. The property also benefits from re-decoration throughout, new floor coverings, gas central heating, double glazed windows and is offered chain free for immediate occupation.

### Open Plan Kitchen/Living Room

23'11" x 14'11" (7.29 x 4.56)

Kitchen area with a new white fitted kitchen with wall and matching base units with granite effect work surfaces over, part tiled walls, space and plumbing for a washing machine, recess with electric cooker point, double aspect double glazed windows, new laminate flooring and fitted carpet, two radiators, part double glazed pvc entrance door, stairs to first floor with an open under stairs recess.

### First Floor Landing

New fitted carpet, radiator, double glazed window to side aspect, doors leading off to:

### Bedroom 1

12'11" maximum x 11'11" maximum (3.95 maximum x 3.64 maximum)

Two double glazed windows to front aspect, radiator, new fitted carpet.

### Bedroom 2

10'1" x 7'5" maximum (3.08 x 2.27 maximum)

Plus a built in wardrobe cupboard, new fitted carpet, radiator, double glazed window to front aspect.





### Bathroom

6'4" x 5'3" (1.95 x 1.62)

White suite comprising panelled bath with a shower mixer attachment, new aqua panelled walls to bath area, pedestal wash basin, low level wc, wood effect laminate flooring, part tiled walls, frosted double glazed window to side aspect.

### 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 South along Hall Quay, follow the river past the town hall into South Quay, continue for approximately one third of a mile, turn left into Nottingham Way, continue to the end of the road, turn right into King Street, then sharp left into St Peters Road, take the first turning left into Deneside, take the first turning right beyond the church into Lancaster Road, take the first turning left into St Peters Plain, Drakes Buildings can be found at an opening on the right hand side.

Ref: Y12737/05/26/CF



## Floor Plan



## Area Map



## Viewing

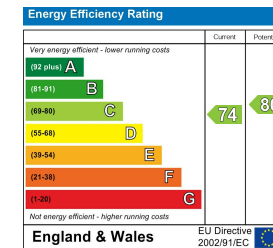
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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