

Aldreds
Estate Agents

10 Gatacre Road

, Great Yarmouth, NR31 0BQ

Offers In Excess Of £120,000



3



1



2



D

10 Gatacre Road

, Great Yarmouth, NR31 0BQ

Aldreds are pleased to offer this modernised and very well presented mid terraced house in a convenient location for local amenities and the town centre. The property has been tastefully presented and offers a lounge, dining room, modern fitted kitchen and ground floor shower room. A small landing serves three good size bedrooms. Outside is a forecourt and rear court yard garden. The property also benefits from double glazed windows, gas central heating and on street parking to both side of the road. An early viewing is recommended.

Lounge

11'8" x 11'3" (3.56 x 3.43)

Brick built open fireplace, radiator, part glazed composite part double glazed entrance door, double glazed window to front aspect, painted wooden flooring, tv point.

Lobby

Meter storage cupboard, under stairs storage cupboard, open access to:-

Dining Room

11'8" x 11'6" (3.58 x 3.53)

Radiator, double glazed door to rear aspect, wood effect laminate flooring, stairs to first floor, open access to:-

Kitchen

11'10" x 6'11" (3.63 x 2.11)

Re-fitted with a white gloss fitted kitchen with wall and matching base storage units with wood effect work surfaces over, cupboard housing the wall mounted combination gas boiler, white ceramic one and a half bowl sink unit with mixer taps, white porcelain tiled flooring, part metro tiled walls, plumbing for washing machine, part double glazed door to side, double glazed window to side aspect, door to:-

Shower Room

7'6" x 5'2" (2.29 x 1.6)

White suite comprising walk in shower cubicle with mains fed shower fitting, low level WC, hand wash basin, frosted double glazed window to rear aspect, radiator, white porcelain tiled flooring, part tiled walls.

Landing

Doors leading off to:





Bedroom 1

11'8" x 11'3" (3.58 x 3.43)

Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2

11'8" x 11'6" (3.58 x 3.53)

Including the chimney breast, double glazed window to rear aspect, wall mount tv point, radiator. wardrobe storage cupboard with loft access, door to:-

Bedroom 3

11'8" x 6'11" (3.58 x 2.13)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a yard with a sun trap seating area, pedestrian access to rear.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band A

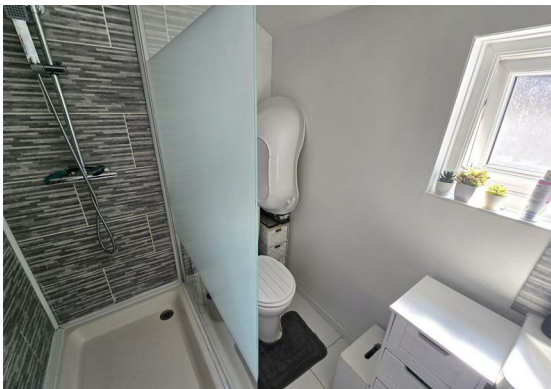
Location

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 west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left into Gatacre Road where the property can be found on the right hand side.

Ref Y12733/05/26



Floor Plan



Area Map



Viewing

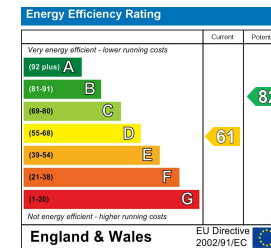
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: 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