



1 St. James Walk

Great Yarmouth NR30 2NB

£92,500



Aldreds are pleased to offer this attractively presented, end terraced house in a convenient location close to the town centre, sea front and local amenities. The property would make an ideal first home or investment purchase with accommodation comprising of a living room, kitchen, rear lobby and store, first floor landing, double bedroom and bathroom. The property also benefits from gas central heating, double glazed windows and is offered chain free.



Living Room 13'3" x 10'11" (4.05 x 3.34)

Including the staircase to first floor with under stairs cupboard, radiator, double glazed window to front aspect, part double glazed pvc entrance door, fitted carpet, access to:

Kitchen 10'11" average x 8'3" (3.34 average x 2.54)

Modern fitted kitchen with white wall and matching base units with wood effect work surfaces over, part tiled walls, built in electric oven, four ring ceramic hob and extractor hood, space and plumbing for a washing machine, vinyl flooring, part tiled walls,, radiator, double aspect double glazed windows, part double glazed pvc door to:

Rear Lobby

Wood panelled door to rear, door to:

Walk In Store 5'3" x 2'3" (1.61 x 0.71)

Ideal storage space which could be converted in to a cloakroom if required.

First Floor Landing

Double glazed window to rear aspect, doors leading off to:

Bedroom 10'11" x 10'0" (3.35 x 3.06)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom 8'9" x 5'6" (2.68 x 1.68)

Including the airing cupboard housing the Ideal gas fired combination boiler, suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, extractor fan, frosted double glazed window to side aspect, radiator, vinyl flooring.

Outside

To the front of the property is a walled forecourt.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

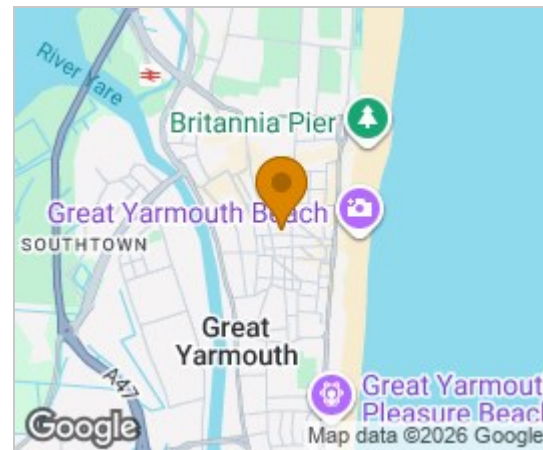
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, turn left into York Road, St James Walk can be found as a passage on the right where the property can be found on the left hand side.

Ref: Y12823/08/26/CF

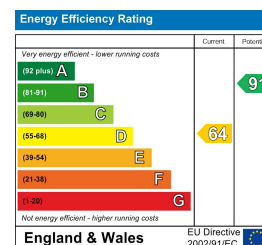
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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