

**Aldreds**  
Estate Agents



12 Winifred Road  
, Great Yarmouth, NR31 0BL

£75,000



## 12 Winifred Road

, Great Yarmouth, NR31 0BL

**\*\*PUBLIC NOTICE - 12 Winifred Road, Great Yarmouth.**

We are acting in the sale of the above property and have received an offer of £75,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place\*\*

Aldreds are pleased to offer this mid terraced house in a convenient location for local amenities and the main town centre. The property has been part modernised but does requiring further refurbishment with accommodation comprising of a lounge, dining room, kitchen, cloakroom, first floor small landing, two double bedrooms and a bathroom. Outside there is a westerly facing front courtyard and a small rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Lounge

11'8" x 11'7" (3.58 x 3.54)

Including the chimney breast with a red brick open fireplace, radiator, part double glazed composite entrance door, television point, door to:

### Inner Lobby

Stairs to first floor, access to:

### Dining Room

11'9" x 11'6" (3.60 x 3.53)

Plus under stairs cupboard and including the chimney breast, radiator, double glazed window to rear aspect, door to:

### Kitchen

11'1" x 6'11" (3.40 x 2.11)

Fitted wood finish kitchen with wall and matching base units with work surfaces over, one and a half bowl single drainer ceramic sink, space and plumbing for a washing machine, part tiled walls, built in electric oven with four ring ceramic hob, tiled flooring, wall mounted gas boiler, double glazed window to side aspect, part double glazed pvc rear entrance door, door to:

### Cloakroom

Low level wc, wash basin, fitted work surface with storage space below.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

11'8" x 11'7" (3.58 x 3.54)

Including the chimney breast, plus a built in wardrobe cupboard, radiator, double glazed window to front aspect.





### Bedroom 2

11'9" x 11'6" (3.60 x 3.53)

Including chimney breast, double glazed window to rear aspect, radiator, door to:

### Bathroom

11'1" x 6'11" (3.40 x 2.11)

Panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, radiator, built in airing cupboard, frosted double glazed window to side aspect.

### Outside

To the front of the property is a westerly facing low maintenance courtyard garden. To the rear is a small yard 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 give access to the Norfolk Broads. There are Museums \* Racecourse \* 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 the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Winifred Road can be found on the right.

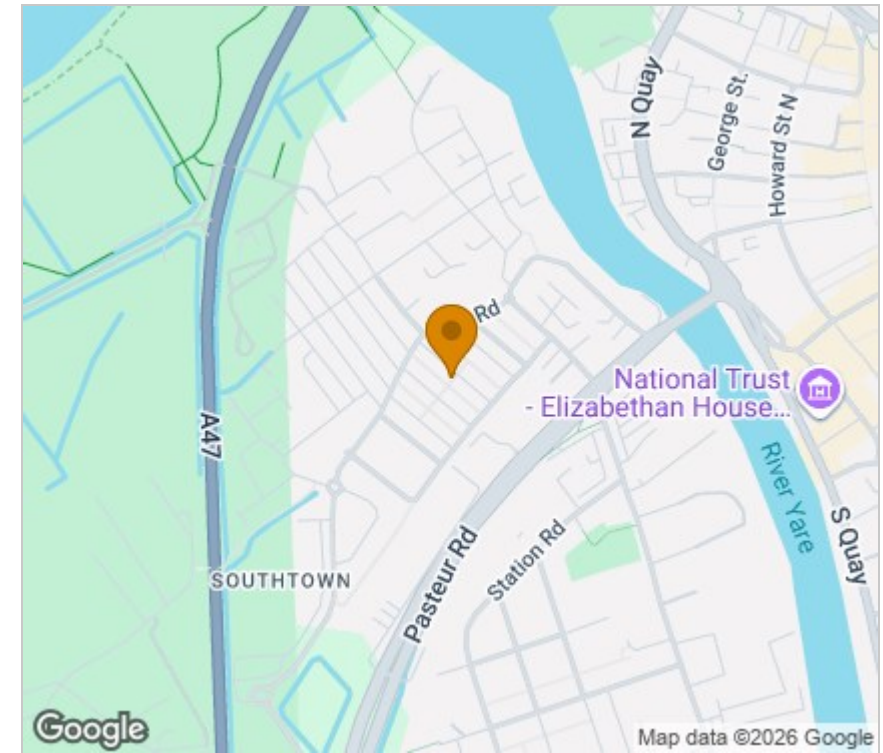
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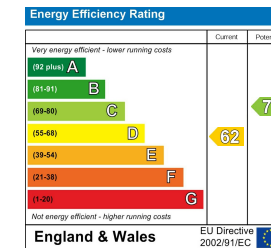
## Floor Plan



## 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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