

**Aldreds**  
Estate Agents



21A Rodney Road  
, Great Yarmouth, NR30 2LH

£87,500



## 21A Rodney Road

, Great Yarmouth, NR30 2LH

Aldreds are pleased to offer this spacious mid terraced house that requires further modernisation and improvement with accommodation comprising of an entrance porch, lounge/dining room, kitchen, first floor landing with two separate double bedrooms and bathroom. Outside there is a forecourt and courtyard garden to the rear. The property does have the benefit of double glazed windows and gas central heating and is located in a convenient location close to amenities, the town centre and sea front.

### Entrance Porch

Part double glazed pvc entrance door, fuse box and meter, double glazed window to side aspect, internal door to:

### Lounge/Dining Room

#### Lounge Area

12'9" x 11'8" (3.90 x 3.56)

Including the chimney breast, double glazed window to front aspect, fireplace with electric fire, wall mount tv point, open access to:

#### Dining Area

11'11" x 11'3" (3.64 x 3.44)

Including the staircase with under stairs recess, plus the chimney breast and adjacent storage cupboard, radiator, door to:

### Kitchen

12'7" x 9'3" (3.84 x 2.82)

Wall and base units with work surface over (ideally requiring updating), double glazed window to rear aspect, gas fired combination boiler, space and plumbing for a washing machine, recess for a tumble dryer, radiator, electric cooker point, part glazed wood panelled door to rear.

### First Floor Landing

Access to the loft space, radiator, doors leading off to:

### Bedroom 1

11'10" x 11'3" (3.63 x 3.45)

Plus the chimney breast and adjacent wardrobe cupboards, radiator, double glazed window to front aspect.

### Bedroom 2

12'7" x 9'1" (3.84 x 2.78)

Double glazed window to rear, radiator.

### Bathroom

11'10" x 5'9" (3.63 x 1.77)

Including the chimney breast, panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed courtyard garden 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 \* 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 north along North Quay, at the roundabout turn right into Fullers Hill, at the second set of traffic lights with Sainsburys turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue into Nelson Road Central, turn left into Rodney Road where the property can be found on the left hand side.

Y12619

## Floor Plan



## 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

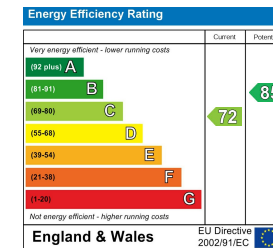
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## Area Map



## Energy Efficiency Graph



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