



**Aldreds**  
Estate Agents

20 Paget Road  
, Great Yarmouth, NR30 2DN

£240,000



## 20 Paget Road

, Great Yarmouth, NR30 2DN

Sitting close to the seafront we offer this imposing four storey building split in to four flats. Three of the flats are currently let and when fully let the building can produce around £24,000 per annum gross. Rear Yard. Double glazing and electric heating. Sitting in a conservation area.

### COMMUNAL ENTRANCE HALL LANDING AND STAIRS

#### BASEMENT FLAT

##### Kitchen/Diner

17'0" x 11'9" (5.2 x 3.6)

Base & wall units with worktops, double glazed window to rear aspect, plumbing for washing machine, electric cooker point

##### Lounge/Bedroom

12'9" x 12'7" (3.91 x 3.85)

Double glazed window to front aspect, electric heater

##### Store Room

9'1" x 3'3" (2.78 x 1)

Double glazed window to front aspect

##### Shower Room

7'6" x 4'0" (2.3 x 1.24)

Shower in cubicle, hand basin, low level WC

#### GROUND FLOOR FLAT

##### Kitchen/Diner

Base & wall units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

##### Lounge/Bedroom

12'9" plus bay x 12'7" (3.91 plus bay x 3.85)

Bay double glazed window to front aspect, electric heater

##### Bathroom

Accessed across communal hall. Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect.

#### FIRST FLOOR FLAT

All rooms accessed separately off communal hall

##### Lounge/Bedroom

17'0" x 12'7" (5.2 x 3.85)

Bay double glazed window to front aspect, double glazed window to front aspect, electric heater

##### Kitchen/Diner

12'0" x 11'3" (3.67 x 3.44)

Base & wall units with worktops, plumbing for washing machine, sink with drainer, electric cooker point, double glazed window to rear aspect

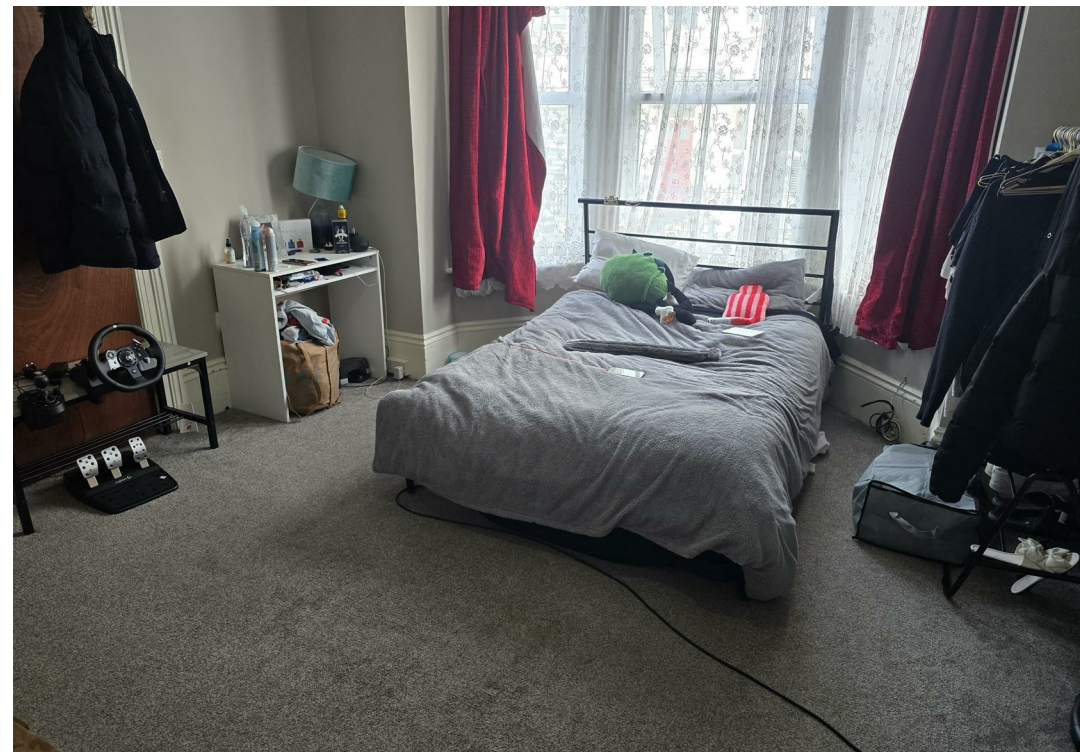
##### WC

Low level WC

##### Bathroom

Panel bath, hand basin, opaque double glazed window to side aspect

#### SECOND FLOOR FLAT





#### Lounge/Bedroom

17'0" x 12'7" (5.2 x 3.85)

Bay double glazed window to front aspect, double glazed window to front aspect, electric heater

#### Kitchen

12'0" max x 11'1" max (3.67 max x 3.4 max)

Base units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

#### Shower Room

4'7" x 4'7" (1.4 x 1.4)

Shower in cubicle, hand basin, low level WC

#### Outside

Forecourt. Rear communal yard

#### Tenure

Freehold

#### Services

Mains water, electricity, drainage

#### Council Tax

All Flats are A banded

#### EPC

Second Floor Flat has an EPC rating of D 56/72

Rest are pending

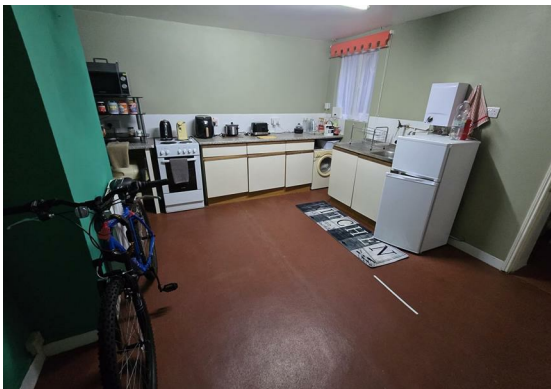
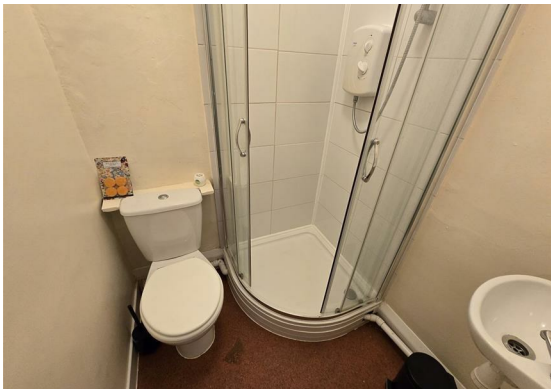
#### Location

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 north along North Quay, at the roundabout turn right into Fullers Hill, continue over the first set of traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn right into Wellesley Road and left in to Paget Road.

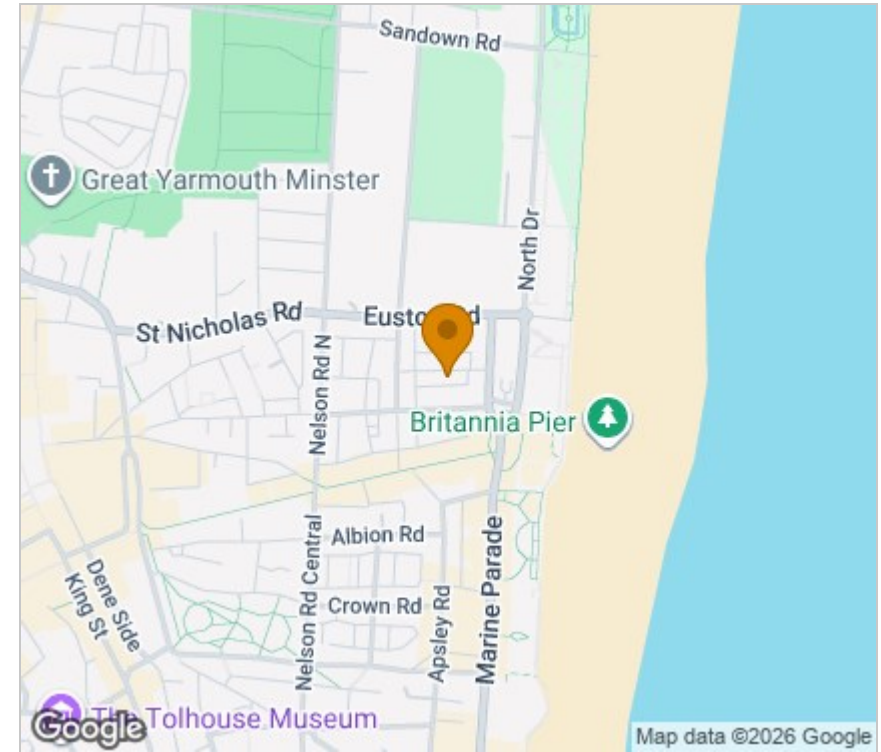
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## Floor Plan



## Area Map



## Viewing

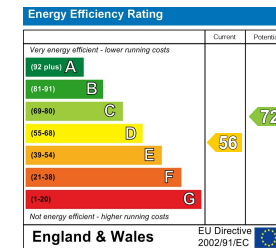
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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