Aldreds
Estate Agents



# 8 West Road

, Great Yarmouth, NR30 1DQ

Offers In Excess Of £100,000

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Aldreds are pleased to offer this well presented, mid terraced house in a popular location close to the Northgate Street amenities that would make an ideal first home or investment purchase. The property offers a spacious layout of accommodation comprising of a lounge, dining room, kitchen, two double bedrooms and a bathroom. Outside there is a forecourt and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.







## Lounge 11'7" x 10'11" (3.54 x 3.33)
Part double glazed pvc entrance door, double glazed window to front aspect, radiator, fitted carpet, door to:

## Inner Lobby
Stairs to first floor, access to:

## Dining Room 11'7" x 10'2" (3.55 x 3.11)
Plus understairs cupboard, radiator, double glazed window to rear aspect, fitted carpet, door to:

## Kitchen 10'7" x 6'9" (3.25 x 2.06)
Fitted kitchen with wood grain finish wall and matching base units with work surfaces over, part tiled walls electric cooker point, space and plumbing for a washing machine, single drainer stainless steel sink unit, vinyl flooring, double glazed window to side aspect, part double glazed pvc rear entrance door.

## First Floor Small Landing
Fitted carpet, doors leading off to:

## Bedroom 1 11'7" x 10'10" (3.55 x 3.31)
Including the chimney breast, plus under stairs cupboard, double glazed window to front aspect, radiator, fitted carpet.

## Bedroom 2 11'7" x 10'2" (3.55 x 3.11)
Including the chimney breast and adjacent fitted wardrobes, double glazed window to rear, radiator, fitted carpet, door to;

## Bathroom
White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, chimney breast with adjacent fitted storage cupboard, frosted double glazed window to side aspect, radiator.

## Outside
To the front of the property is a walled forecourt. To the rear is a small enclosed yard with a gated access to a rear service passageway.

## Tenure
Freehold

## Services
Mains water, electric, gas and drainage.

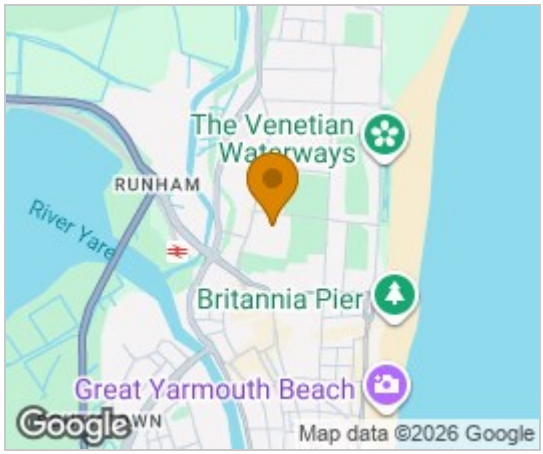
## Council Tax
Great Yarmouth Borough Council - Band 'A'

## 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 * 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, at the traffic lights turn left into Northgate Street, take the second turning on the right in to Frederick Road and turn right at the bottom on to West Road where the property can be found on the left hand side.

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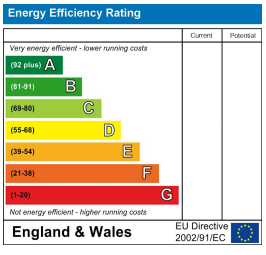
# Area Map




# Floor Plans




# Energy Efficiency Graph




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