

**Aldreds**  
Estate Agents

**YARMOUTH  
PIZZA**



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CALL  
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30 Salisbury Road  
Great Yarmouth NR30 4LF  
£100,000



## 30 Salisbury Road

Great Yarmouth NR30 4LF

Aldreds are pleased to offer this substantial hall entrance mid terraced house in a sought after location that requires modernisation and improvement. The property offers a spacious layout of accommodation comprising of an entrance hall, lounge, sitting room, dining room, kitchen, ground floor bathroom and cloakroom. On the first floor are three good sized double bedrooms all located off landing. Outside is a forecourt garden and small rear yard. Offered Chain Free

### Entrance Hall

Part glazed wood panelled entrance door, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

### Lounge

13'0" x 10'9" (3.98 x 3.28)

Including the chimney breast plus bay window to front aspect, radiator.

### Sitting Room/Bedroom 4

12'6" x 8'11" (3.83 x 2.74)

### Dining Room

12'0" x 8'3" (3.67 x 2.52)

Including the airing cupboard housing the hot water heater, radiator, door to:

### Kitchen

8'5" x 8'3" (2.59 x 2.52)

Basic kitchen requiring replacement, door to rear, access to:

### Bathroom

In need of replacement, door to:

### Cloakroom

Low level wc.

### First Floor Landing

Built in storage cupboard, doors leading off to:

### Bedroom 1

14'4" x 12'11" (4.38 x 3.95)

Including the chimney breast, radiator, windows to front aspect.





### Bedroom 2

12'7" x 9'3" (3.85 x 2.83)

Including the chimney breast, radiator, window to rear.

### Bedroom 3

12'0" x 8'5" (3.67 x 2.59)

Window to side aspect.

### Outside

To the front is a forecourt garden. To the rear is an overgrown small yard with access to a rear service road.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'A'

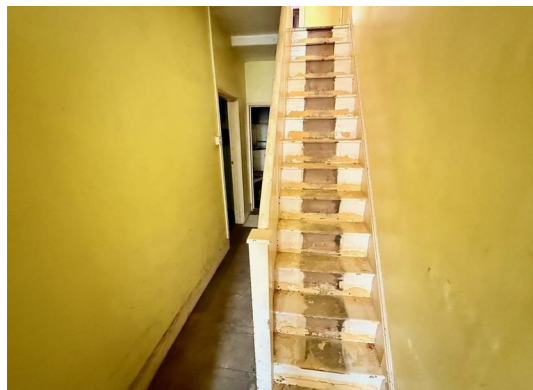
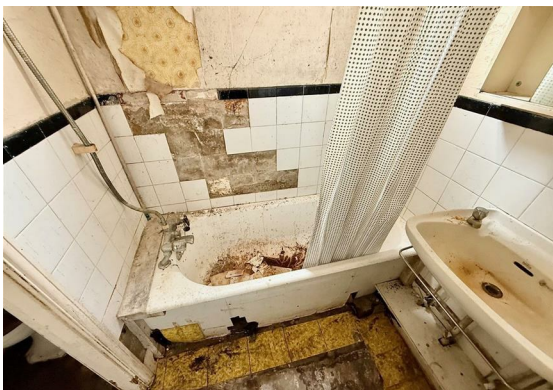
### Location

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 traffic lights turn left into Northgate Street, continue over the mini roundabout, continue over the next mini roundabout into Caister Road, turn right just before St Pauls Church into Salisbury Road where the property can be found on the right hand side.

Y12679/04/26/CF



## Floor Plan



## Viewing

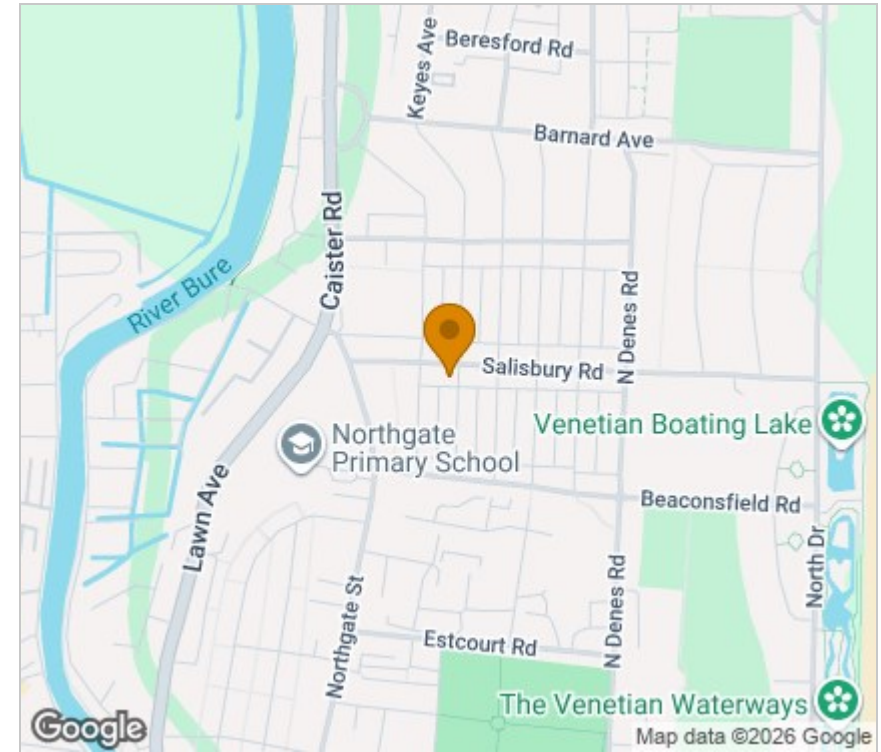
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

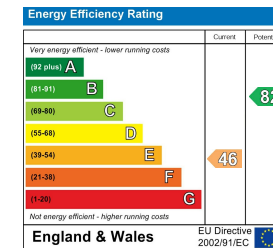
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## Area Map



## Energy Efficiency Graph



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