



**Aldreds**  
Estate Agents



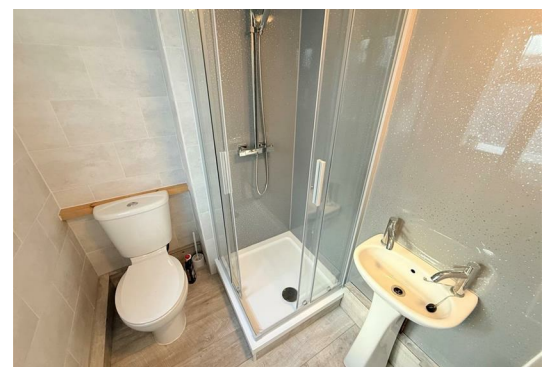
## 12 Plevna Terrace

Great Yarmouth NR31 0DS

£115,000



Aldreds are pleased to offer this modernised and attractively presented mid terraced house in a convenient location for local amenities and a short walk in to town. The property has recently benefitted from improvement work and offers a lounge, kitchen/dining room, rear lobby and ground floor shower room. On the first floor a small landing serves two double bedrooms and an en-suite bathroom. Outside is a south facing courtyard garden and small rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Lounge 12'4" x 10'9" (3.78 x 3.28)

Including the chimney breast with a recess and inset electric stove fire, radiator, wood effect laminate flooring, stairs to first floor, double glazed window and part double glazed entrance door, access to:

Kitchen/Dining Room 12'5" x 9'8" (3.79 x 2.96)

Plus under stairs storage recess. Fitted kitchen with grey finish wall and matching base units with polished finish work surfaces over, part tiled walls, space and plumbing for a washing machine and dishwasher, single drainer white cast sink with mixer taps, built in electric oven, four ring ceramic hob, stainless steel splashback panel and extractor hood, cupboard housing the fuse board, wood effect laminate flooring, radiator, double glazed window to rear, open access to:

Rear Lobby

Storage space for a fridge/freezer, part double glazed pvc entrance door, door to:

Shower Room 5'11" x 4'11" (1.82 x 1.51)

Corner aqua panelled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, part aqua panelled and part tiled walls, extractor fan, radiator, frosted double glazed window to side aspect.

First Floor Small Landing

Doors leading off to:

Bedroom 1 12'11" x 9'8" (3.96 x 2.96)

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

En-Suite Bathroom 10'2" x 6'3" (3.11 x 1.91)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, radiator, frosted double glazed window to side aspect, part tiled walls, vinyl flooring.

Bedroom 2 12'4" x 10'9" (3.78 x 3.28)

Including the chimney breast with an original inset cast iron fireplace, corner gas boiler, double glazed window to front aspect, radiator, built in wardrobe cupboard.

Outside

To the front of the property is a low maintenance south facing courtyard with a gated pedestrian right of way access across the neighbouring properties if required. At the rear is a small yard with a gate leading on to a rear service road.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric, gas and drainage

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 west over the Haven Bridge, continue through the traffic lights and turn immediately left into the slip road which leads to Plevna Terrace, where the property can be found straight ahead.

Ref: Y12793/07/26/CF

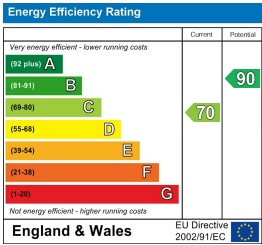
Area Map



Floor Plans



Energy Efficiency Graph



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