

**Aldreds**  
Estate Agents



10 Albert Road  
Great Yarmouth NR30 3HP  
£130,000



## 10 Albert Road

Great Yarmouth NR30 3HP

Aldreds are pleased to offer this superb investment opportunity comprising of a semi detached cottage with the benefit of a detached two storey workshop which is ideal to convert to a further dwelling. The main property offers accommodation comprising of an entrance utility, lounge, dining room, kitchen, landing two double bedrooms and a bathroom making it an ideal letting proposition. Outside the property also has a generous secure courtyard which can be split with the adjoining outbuilding. The cottage also benefits from double glazed windows, gas central heating and is offered chain free. A rare opportunity therefore an early viewing is recommended.

### Entrance Utility/Conservatory 7'7" x 6'6" (2.31 x 1.98)

Brick and pvc double glazed construction with tinted polycarbonate roof over, space and plumbing for a washing machine and power points, part double glazed pvc entrance door, door in to:

### Kitchen 13'11" x 5'6" (4.24 x 1.68)

Fitted with a range of wood grain finish wall and matching base units with work surface over, electric cooker point, single drainer stainless steel sink unit, double glazed window to front aspect, wall mounted Alpha gas fired boiler, radiator, door to:

### Dining Room 13'2" x 8'6" (4.01 x 2.59)

Frosted double glazed window to side aspect, radiator, door to inner lobby and open access to:

### Lounge 13'5" x 8'7" (4.09 x 2.62 (4.08 x 2.61))

Double glazed window to front aspect, radiator, tv point.

### Inner Lobby Stairs to first floor and door in to the utility/conservatory.

### First Floor Landing Doors leading off to:

### Bedroom 1 13'5" x 8'7" (4.09 x 2.62 (4.08 x 2.61)) Double glazed window to front aspect, radiator.





### Bedroom 2

13'2" x 8'6" (4.01 x 2.59)

Frosted double glazed window to side aspect, double glazed window to front aspect, radiator, tv point, door to:

### Bathroom

White suite comprising panel bath with mixer tap, low level wc, pedestal wash basin, part/aqua panel walls, radiator, frosted double glazed window to front aspect, extractor fan.

### Outside

A high fenced boundary and surround the property and lead in to the westerly facing generous courtyard which is concreted with a part covered storage area and access in to the detached workshop building which is two storey and lends itself to conversion to a separate dwelling (stpp).

### Tenure

Leasehold on a 999 year lease dating from 25th March 1864.

### 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.

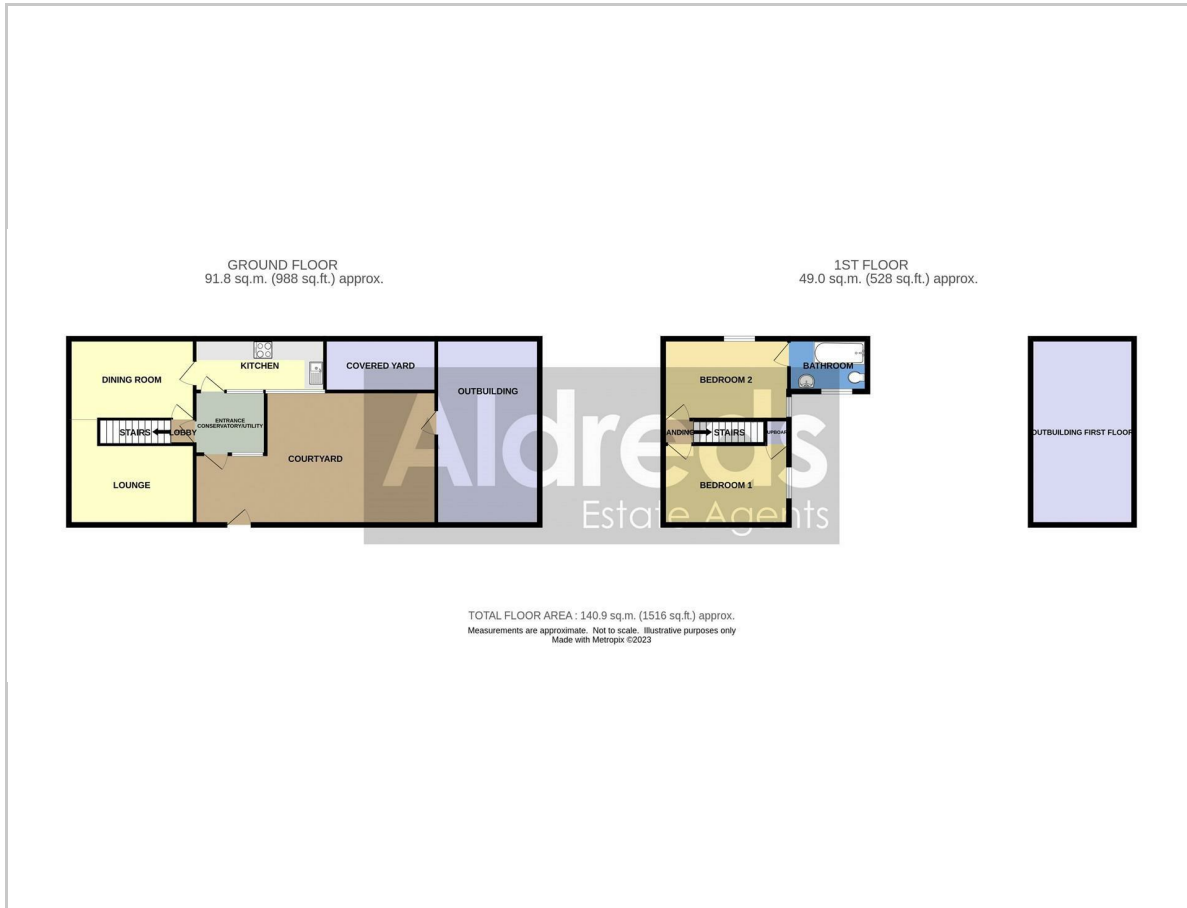
### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn left and immediately right into St Peters Road, turn right into Havelock Road and continue along the road and take the fourth turning on the left in to Clarence Road and after a short distance right in to Albert Road.

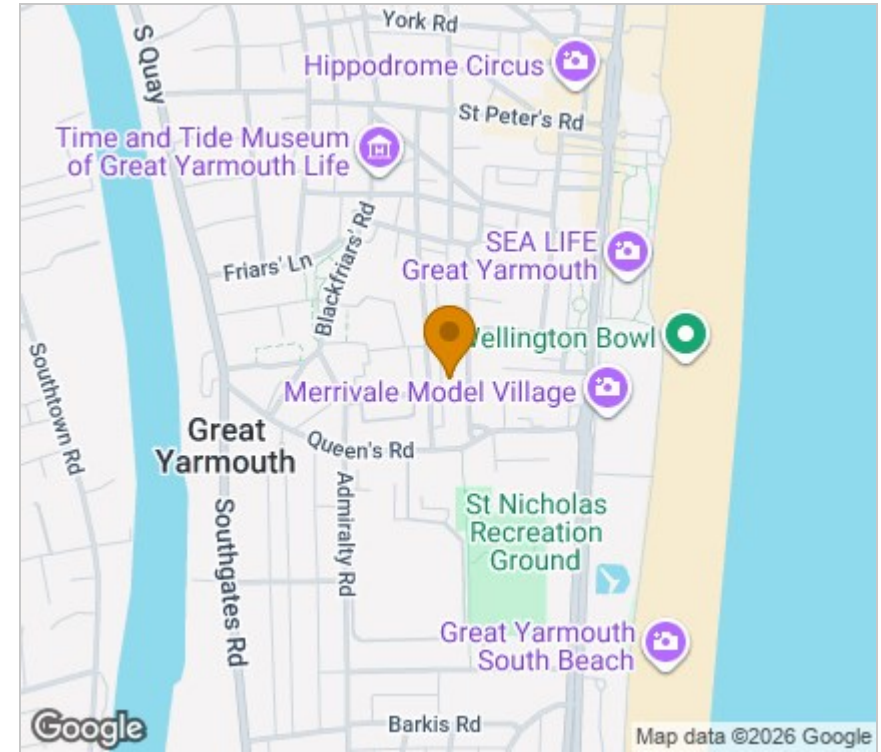
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## Floor Plan



## Area Map



## Viewing

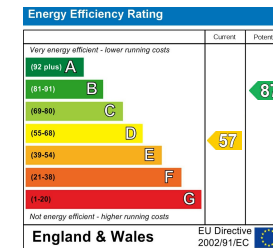
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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