



Aldreds
Estate Agents

19 Manby Road
Great Yarmouth NR30 2XA
Asking Price £170,000

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Aldreds are pleased to offer this deceptively spacious mid terraced house in a convenient location close to the town centre and a short walk to the sea front. The property has been very well maintained and offers an entrance hall, lounge, kitchen/dining room, ground floor wet room, first floor landing, three good sized bedrooms, bathroom and separate wc. Outside the property has a larger than average southerly facing rear garden and residents car parking space. The property also benefits from gas central heating, double glazed windows and is offered chain free.

Entrance Hall

Frosted glazed wood panelled entrance door, wood effect laminate flooring, stairs to first floor with under stairs recess, radiator, deep built in storage cupboard, doors leading off to:

Lounge

13'2" x 11'0" (4.02 x 3.37)

Double glazed window to rear aspect, fitted gas fire (currently disconnected), wood effect laminate flooring, pvc double glazed door to rear, door to:

Kitchen/Dining Room

16'8" x 8'9" maximum (5.10 x 2.68 maximum)

Kitchen area fitted with a medium oak finish kitchen with wall and matching base units with work surfaces over, breakfast bar divider, space and plumbing for a washing machine, single drainer stainless steel sink unit, part tiled walls, built in electric oven, four ring ceramic hob and extractor hood, vinyl flooring, built in storage cupboard, radiator, door to:

Wet Room

9'1" x 6'7" (2.77 x 2.01)

Waterproof floor membrane with electric shower over, pedestal wash basin, low level wc, part tiled walls, extractor fan, radiator, frosted double glazed window to rear aspect.

First Floor Landing

Built in cupboard housing the gas boiler, doors leading off to:

Bedroom 1

13'5" x 8'5" (4.11 x 2.59)

Double glazed window to rear aspect, radiator.

Bedroom 2

8'7" x 8'5" (2.62 x 2.59)

Double glazed window to rear aspect, radiator.

Bedroom 3

8'2" x 7'5" (2.49 x 2.28)

Double glazed window to front aspect, radiator.





Bathroom

Panelled bath, pedestal wash basin, part tiled walls, frosted double glazed window to front aspect, radiator.

Separate WC

Low level wc, frosted double glazed window to front aspect.

Outside

To the front of the property is a lawned garden with pathway leading to the entrance where there is a built in store. The front garden does lend itself to creating off road parking subject to lowering of the kerb and removal of the wall. At the rear is a generous sized south facing garden which is mainly lawned with an area of paved patio and enclosed by chain link fencing. A gate leads to the rear residents parking spaces.

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 gives 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, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, turn right into Manby Road and first left where the property can be found on the right hand side.

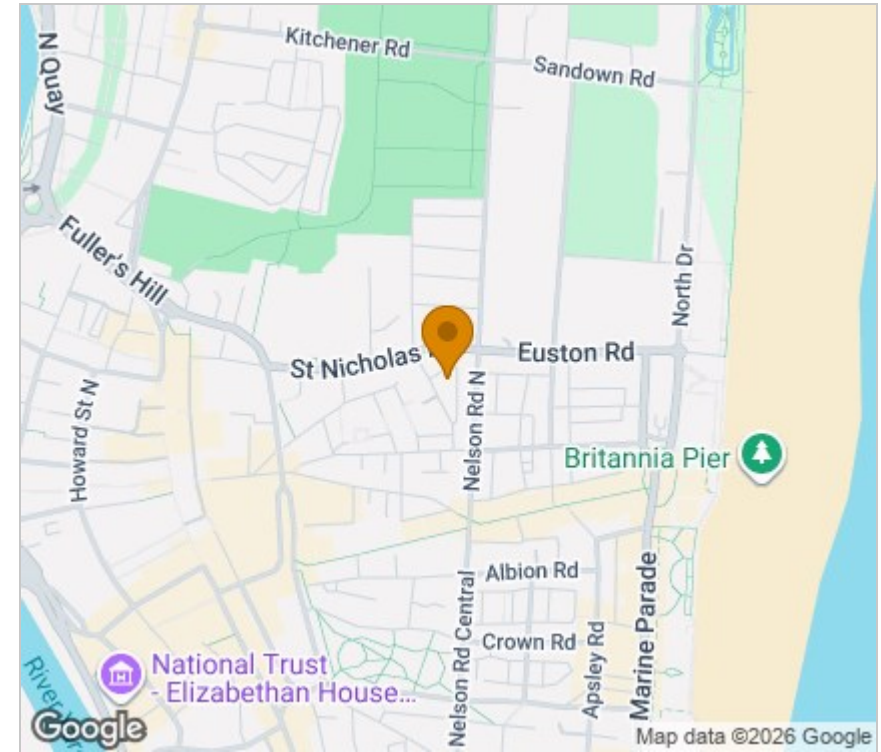
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Floor Plan



Area Map



Viewing

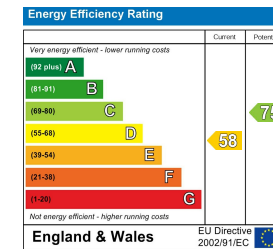
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA