



**Aldreds**  
Estate Agents

137 Palgrave Road  
, Great Yarmouth, NR30 1QE

£149,950



## 137 Palgrave Road

, Great Yarmouth, NR30 1QE

Aldreds are pleased to offer this attractively presented, terracotta bay fronted mid terraced house in a popular location close to amenities and the town centre. The property would make an ideal first home or investment purchase with a spacious layout of accommodation comprising of an entrance hall, sitting room/bedroom 4, dining room, kitchen, rear porch, ground floor shower room, first floor landing and three good sized bedrooms. Outside there is a forecourt and courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, radiator, stairs to first floor, doors leading off to:

### Sitting Room/Bedroom 4

11'1" x 9'1" (3.40 x 2.77)

Including the chimney breast and double glazed bay window to front aspect, radiator, tv point.

### Dining Room

12'4" x 12'4" (3.78 x 3.78)

Including the chimney breast plus under stairs cupboard, radiator, double glazed window to rear aspect, door to:

### Kitchen

13'0" x 7'3" (3.98 x 2.21)

Range of wood trim fitted wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker, part tiled walls, vinyl flooring, double glazed window and part double glazed pvc door to:

### Rear Porch

Storage space and door to the garden.

### Shower Room

7'6" x 5'4" (2.31 x 1.65)

Split by a dividing wall and door with the cloakroom. Aqua boarded shower cubicle with electric shower fitting, pedestal wash basin, frosted double glazed window to rear, vinyl flooring, towel rail/radiator, separate low level wc.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

12'4" x 11'1" (3.78 x 3.40)

Including the chimney breast plus wardrobe storage recess, double glazed window to front aspect, radiator, fitted carpet.





### Bedroom 2

12'4" x 12'4" (3.78 x 3.78)

Including the chimney breast plus shallow wardrobe cupboard, radiator, pedestal wash basin, double glazed window to rear aspect, fitted carpet, door to:

### Bedroom 3

13'3" x 7'3" (4.06 x 2.21)

Including the airing cupboard housing the hot water cylinder and separate boiler cupboard housing the gas boiler, two double glazed windows to side aspect, radiator, fitted carpet, access to the loft space.

### Outside

To the front of the property is a walled forecourt. To the rear is a concreted courtyard garden which is enclosed with a gated access to a rear service passageway. Timber shed.

### 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, continue over the roundabout, take the first turning right into Rampart Road, turn left into Palgrave Road where the property can be found on the right hand side.

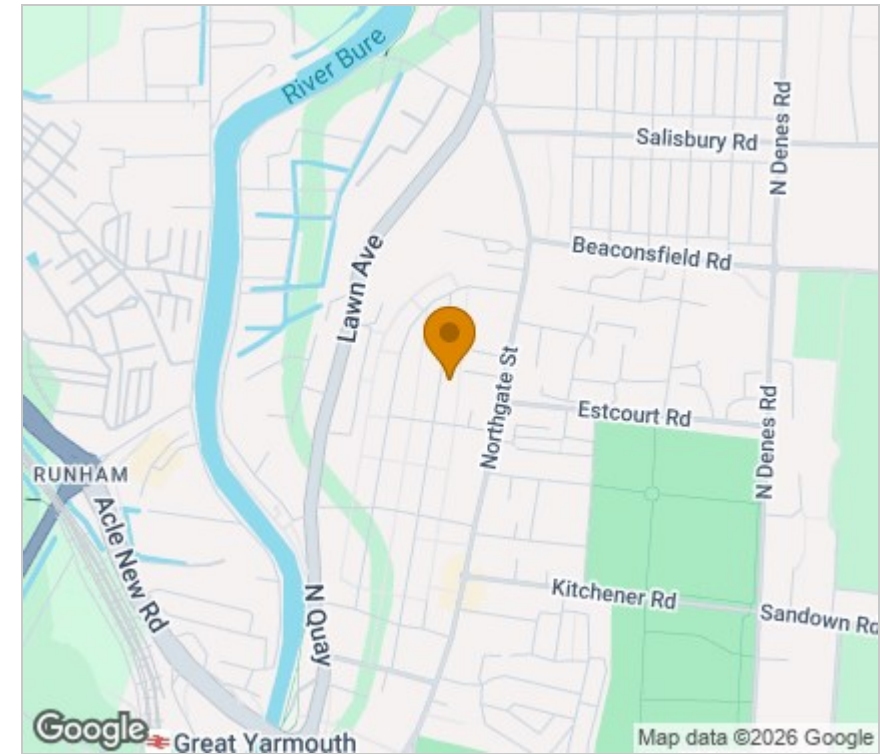
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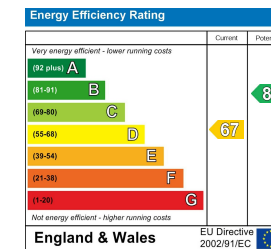
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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