

14 Priory Gardens  
Great Yarmouth, NR30 1NH  
Asking Price £150,000



# 14 Priory Gardens

, Great Yarmouth, NR30 1NH

Aldreds are pleased to offer this attractively presented, modernised mid terraced house in a convenient location yards from the market place and town centre. The property offers a flexible layout of accommodation comprising of an entrance hall, living room, dining room/bedroom 3, revamped kitchen/breakfast room, first floor landing serving two separate bedrooms and a large bathroom. Outside there is a forecourt and enclosed rear courtyard with an outside wc. The property also benefits from gas central heating with a new boiler installed, double glazed windows and is offered with no onward chain.

## Entrance Hall

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

## Dining Room/Bedroom 3

10'10" x 9'9" (3.30 x 2.97 (3.31 x 2.98))

Plus double glazed bay window to front aspect and including the chimney breast, radiator, picture rail, coved ceiling.

## Living Room

13'2" x 10'11" (4.01 x 3.33)

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

## Kitchen/Breakfast Room

16'1" x 8'0" (4.90 x 2.44)

Including chimney breast divider, revamped kitchen with fitted medium oak fronted wall and matching base units with polished finish work surfaces over, built in electric oven and four ring ceramic hob, single drainer cast sink, two double glazed windows to side aspect, cupboard housing the new gas boiler, part double glazed pvc rear entrance door.

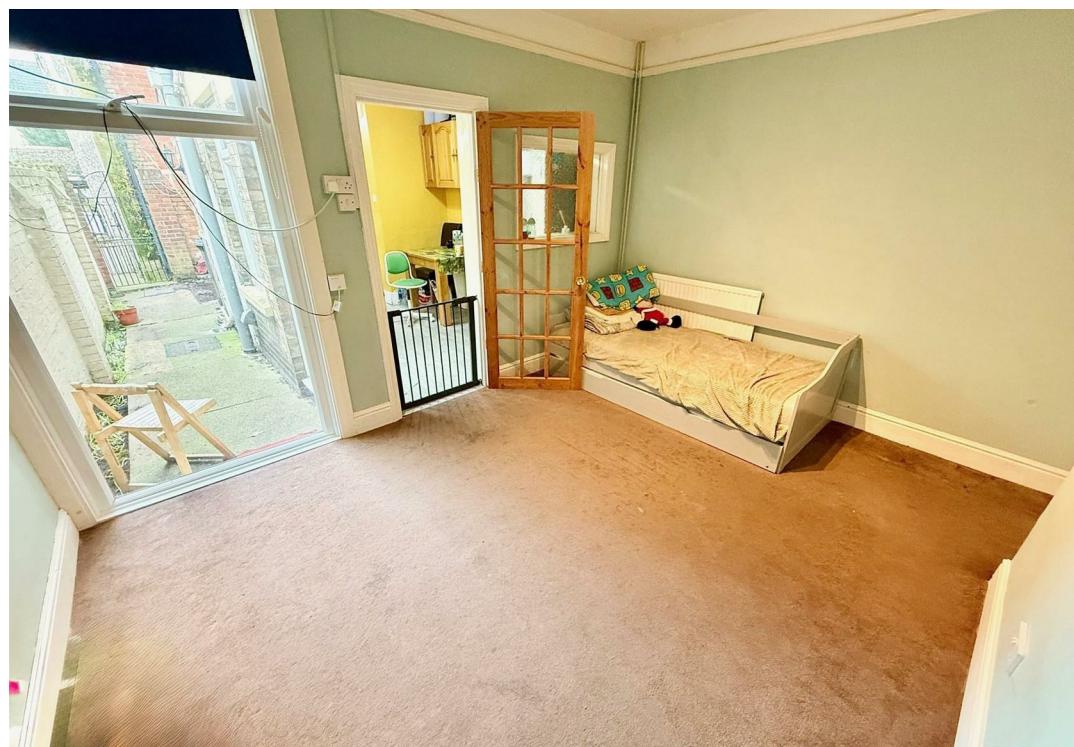
## First Floor Landing

Access to the loft space, doors leading off to:

## Bedroom 1

13'2" x 10'9" (4.01 x 3.28)

Including the chimney breast plus wardrobe cupboard, double glazed window to front aspect, radiator.





#### Bedroom 2

10'11" x 10'2" (3.33 x 3.10)

Including the chimney breast with cast iron fireplace plus wardrobe cupboard, radiator, double glazed window to rear aspect.

#### Bathroom

10'4" x 8'0" (3.15 x 2.44)

White suite comprising panel bath with electric shower fitting over, pedestal wash basin, low level wc, airing cupboard housing the hot water cylinder, frosted double glazed window to side aspect, radiator.

#### Outside

To the front of the property is a small forecourt. To the rear is an enclosed courtyard with an outside wc and gate leading to a rear service passageway.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'A'

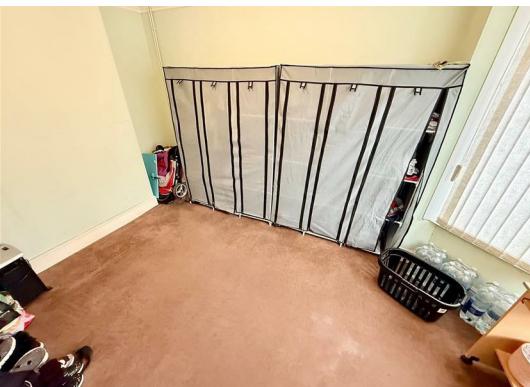
#### Location

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, at the roundabout turn right into Fullers Hill, continue over the traffics, just before Sainsbury's turn left into Priory Gardens where the property can be found on the left hand side.

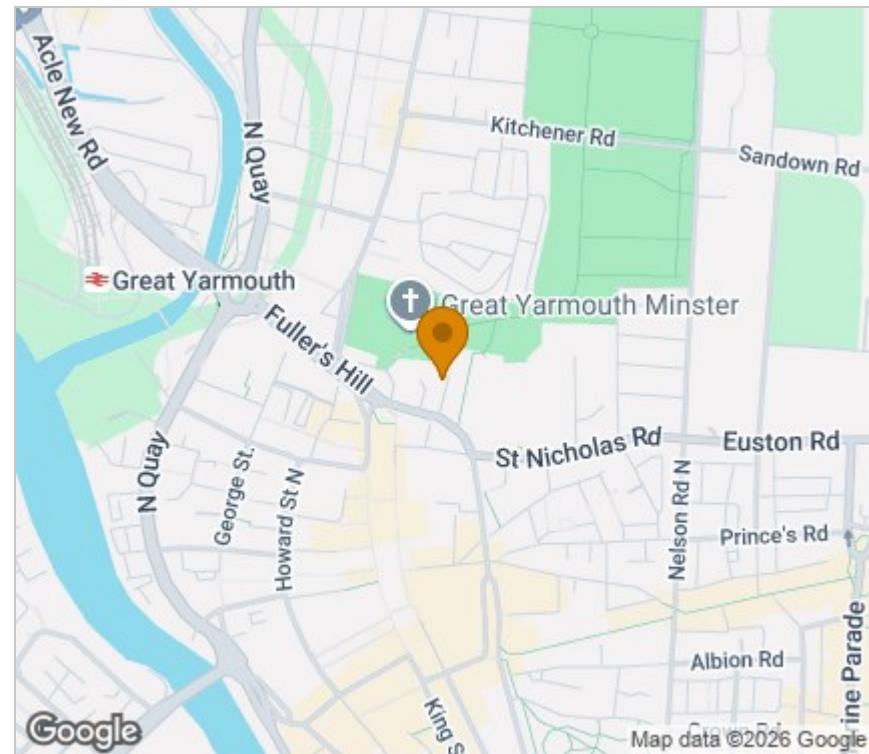
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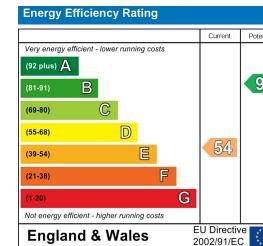
## Floor Plan



## 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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA