



Aldreds
Estate Agents



6 Exmouth Road

, Great Yarmouth, NR30 3DN

Asking Price £99,950



Aldreds are pleased to offer this attractively presented, deceptively spacious mid terraced house in a convenient location for local amenities and close to the third river crossing. The property would make an ideal first home or investment purchase with accommodation comprising of an entrance porch, entrance hall, lounge/dining room, kitchen, lobby and downstairs bathroom. On the first floor there are three bedrooms. Outside is a forecourt and small rear courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Entrance Porch

Part glazed wood panelled entrance door, pvc double glazed internal door to:

Entrance Hall

Stairs to first floor, door to:

Lounge/Dining Room 20'4" x 11'5" narrowing to 7'8" (6.20 x 3.49 narrowing to 2.36)

Including the chimney breast with raised fire surround, two radiators, television point, electric panel heater, double glazed window to front aspect, door to:

Kitchen 14'10" x 5'1" (4.54 x 1.57)

Fitted wood effect wall and matching base units with work surface over, part tiled walls, single drainer stainless steel sink unit, space and plumbing for a washing machine, recess with gas cooker, tiled floor, part double glazed pvc stable door to rear, double glazed window to rear, radiator, door to:

Inner Lobby

Door to:

Bathroom 8'6" x 5'3" (2.61 x 1.61)

White suite comprising panelled bath with electric shower over, low level wc, vanity unit with inset wash basin, tiled walls and flooring, radiator, frosted double glazed window to rear aspect.

First Floor Small Landing

Doors leading off to:

Bedroom 1 11'10" x 8'9" (3.63 x 2.67)

Including fitted wardrobes, plus an over stairs storage cupboard, radiator, double glazed window to front aspect, access to the loft space.

Bedroom 2 12'7" x 8'0" (3.84 x 2.44)

Double glazed window to rear aspect, radiator, sliding door to:

Bedroom 3 11'6" x 5'8" (3.52 x 1.75)

Double glazed window to side aspect, radiator.

Outside

To the front of the property is a walled forecourt. To the rear is a low maintenance courtyard with timber shed and a gated access to the rear service road.

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 south along South Quay, turn left into Queens Road, turn right into Exmouth Road where the property can be found along on the left hand side.

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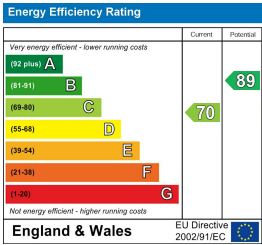
Area Map



Floor Plans



Energy Efficiency Graph



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