



**Aldreds**  
Estate Agents

209 Palgrave Road  
, Great Yarmouth, NR30 1PY

£195,000



## 209 Palgrave Road

, Great Yarmouth, NR30 1PY

Aldreds are pleased to offer this well presented, modernised bay fronted mid terraced family house in a convenient central location close to the town centre and local amenities. The property has been well maintained and offers deceptively spacious accommodation comprising of an entrance porch leading to an entrance hall serving the lounge, sitting room/bedroom 5, breakfast/dining room, kitchen and ground floor cloakroom. On the first floor a landing leads to four bedrooms, family bathroom and attic/hobbies room. Outside is a forecourt and rear garden with Astro area. The property also benefits from double glazed windows and gas central heating. Viewing recommended.

### Entrance Porch

Part glazed wood panelled entrance door, internal door to:

### Entrance Hall

Stairs to first floor with modern glass balustrades, under stairs cupboard and additional storage recess, stained dado rail, built in meter storage cupboard with fuse box and meter, radiator, doors leading off to:

### Lounge

12'7" x 12'2" (3.86 x 3.72)

Plus double glazed bay window to front aspect and including the chimney breast with fitted electric fire, wall mount tv point, wood effect laminate flooring, radiator.

### Sitting Room/Bedroom 5

13'3" x 10'2" (4.05 x 3.1)

Including the chimney breast, wall mount tv point, radiator, double glazed window to rear aspect.

### Dining Room/Breakfast Room

12'1" x 9'8" (3.7 x 2.96)

Including the chimney breast with adjacent small storage cupboard, wood effect laminate flooring, wall mounted Worcester gas combination boiler, radiator, double glazed window to side aspect, door to:

### Kitchen

15'2" narrowing to 12'1" x 9'8" (4.63 narrowing to 3.70 x 2.96)

Fitted kitchen with white gloss finish wall and matching base units with polished finish work surfaces over, metro tiling to walls, recess with gas cooker point, space and plumbing for a washing machine and slimline dishwasher, single drainer stainless steel sink unit with mixer taps, vinyl flooring, part glazed wood panelled stable door to rear, double aspect double glazed windows, chrome towel rail/radiator, door to:

### Cloakroom

New white suite fitted in 2023 with low level wc with built in space saving wash basin, metro tiling to walls, frosted double glazed window, vinyl flooring.

### Landing

Radiator, built in storage cupboard, doors leading off and drop down ladder to:

### Attic/Hobby Room

15'7" x 12'9" (4.77 x 3.9)

With central chimney breast, two Velux sky lights, radiator, access in to eaves storage and remainder of the loft space.

### Bedroom 1

15'7" x 12'9" (4.77 x 3.9)

Plus double glazed bay window to front aspect and additional double glazed window and including a bank of wardrobes to one wall, chimney breast, radiator, wall mount tv point.





#### Bedroom 2

13'4" x 10'3" (4.07 x 3.13)

Including the chimney breast, built in vanity unit with wash basin, radiator, double glazed window to rear aspect, wood effect laminate flooring, wall mount tv point.

#### Bedroom 3

10'1" x 9'5" (3.08 x 2.88)

Including the chimney breast with adjacent storage cupboard, wood effect laminate flooring, double glazed window to side aspect, door to:

#### Bedroom 4

9'4" x 7'4" (2.87 x 2.24)

Wood effect laminate flooring, double glazed window to side aspect, radiator, wall mount tv point.

#### Family Bathroom

Re-furnished in 2023 with a white suite comprising panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, chrome towel rail/radiator, frosted double glazed window to side aspect, vinyl flooring, extractor fan, aqua panelled walls.

#### Outside

To the front is a small forecourt. To the rear is a side concreted yard area with decking and a pergola, and space below for a hot tub with external socket. This leads onto a rear garden with Astro area and paved pathway leading to the rear access gate. Enclosed by brick boundary walling and a gate to a rear service passageway. Useful brick shed.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage

#### Council Tax

Band B

#### 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, turn right just after the White Swan Public House into Rampart Road, turn left into Palgrave Road where the property can be found part way down on the right hand side.

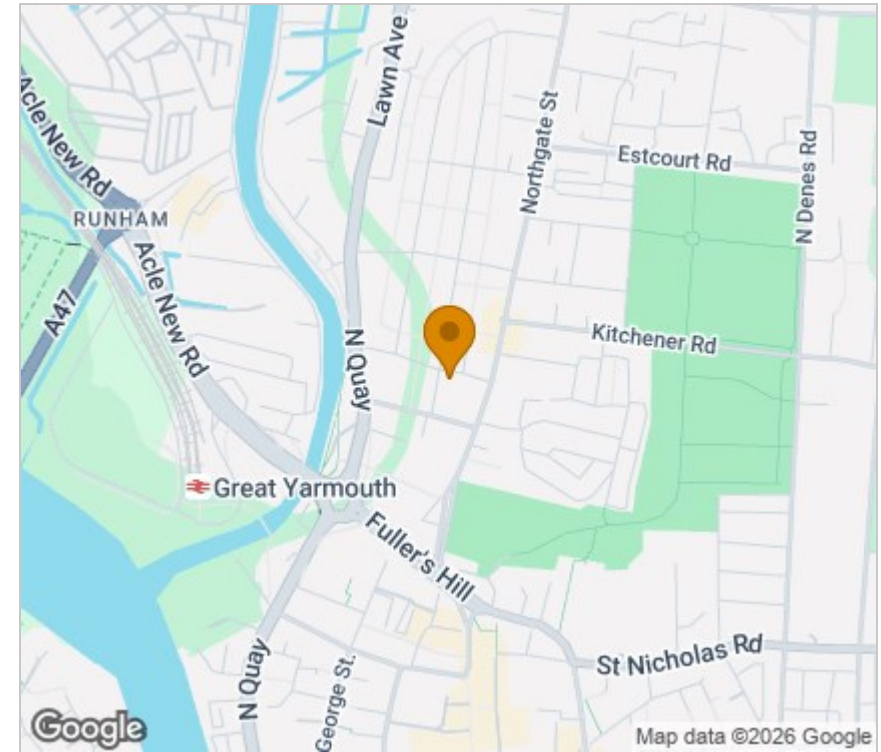
Ref Y12711/04/26



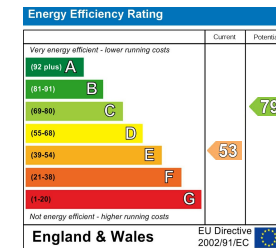
## Floor Plan



## 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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/>

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