



**Aldreds**  
Estate Agents

65 Arundel Road  
Great Yarmouth, NR30 4LD  
£120,000





## 65 Arundel Road

Great Yarmouth, NR30 4LD

Aldreds are pleased to offer this bay fronted mid terraced house in a popular location to the north of the town centre and close by to local amenities. This spacious property would ideally benefit from further refurbishment and offers an entrance hall leading to a sitting room, dining room, breakfast room and kitchen on the ground floor. A small landing serves three bedrooms and a bathroom. Outside there is a small forecourt and enclosed rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part glazed wood panelled entrance door, stairs to first floor, doors leading off to:

### Sitting Room

11'6" x 8'9" (3.53 x 2.68)

Plus double glazed bay window to front aspect and including the chimney breast with a tiled fireplace, radiator, tv point.

### Dining Room

12'2" x 11'7" (3.72 x 3.55)

Including the chimney breast with a tiled fireplace, plus under stairs cupboard, radiator, double glazed window to rear, door to:

### Breakfast Room

12'2" x 7'3" (3.71 x 2.21)

Radiator, double glazed window to side aspect, door to:

### Kitchen

13'10" x 7'4" narrowing to 4'11" (4.24 x 2.25 narrowing to 1.50)

Wood finish wall and matching base units with work surfaces over, part tiled walls, tiled flooring, single drainer stainless steel sink unit, electric cooker point, space and plumbing for a washing machine, double aspect double glazed windows, part glazed wood panelled door to rear.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

12'2" x 11'8" (3.73 x 3.56)

Including the chimney breast, plus a double glazed bay window and additional double glazed window to front aspect, built in airing cupboard, radiator.

### Bedroom 2

12'7" x 12'2" (3.86 x 3.73)

Including the chimney breast, radiator, double glazed window to rear aspect, door to:







### Bedroom 3

9'8" x 7'2" (2.95 x 2.20)

Double glazed window to side aspect, radiator, door to:

### Bathroom

7'10" x 7'3" (2.41 x 2.21)

Built in cupboard, white suite comprising panelled bath, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to side aspect, radiator.

### Outside

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

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

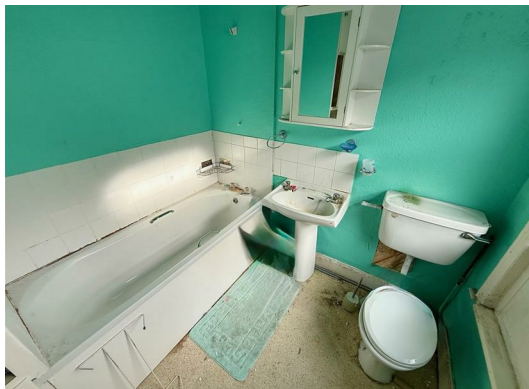
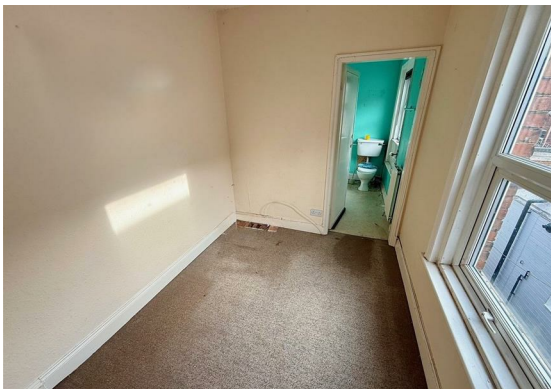
### Location

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.

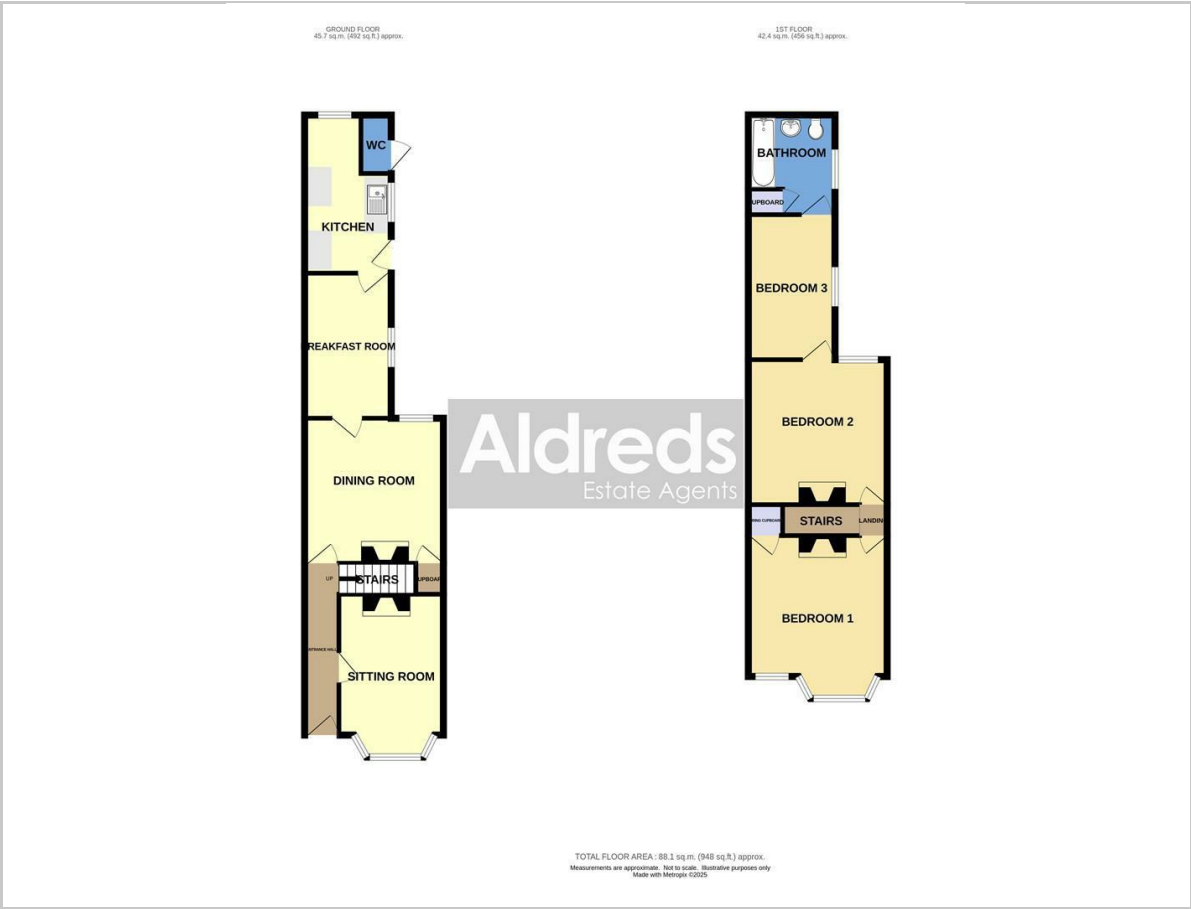
### Directions

From Haven Bridge proceed north along North Quay, at the roundabout take the right hand exit onto Fullers Hill, at the traffic lights turn left into Northgate Street, continue for approximately half a mile to the second mini roundabout, turn right into Beaconsfield Road, take the third turning left into Arundel Road, continue over the next junction where the property can be found on the right hand side.

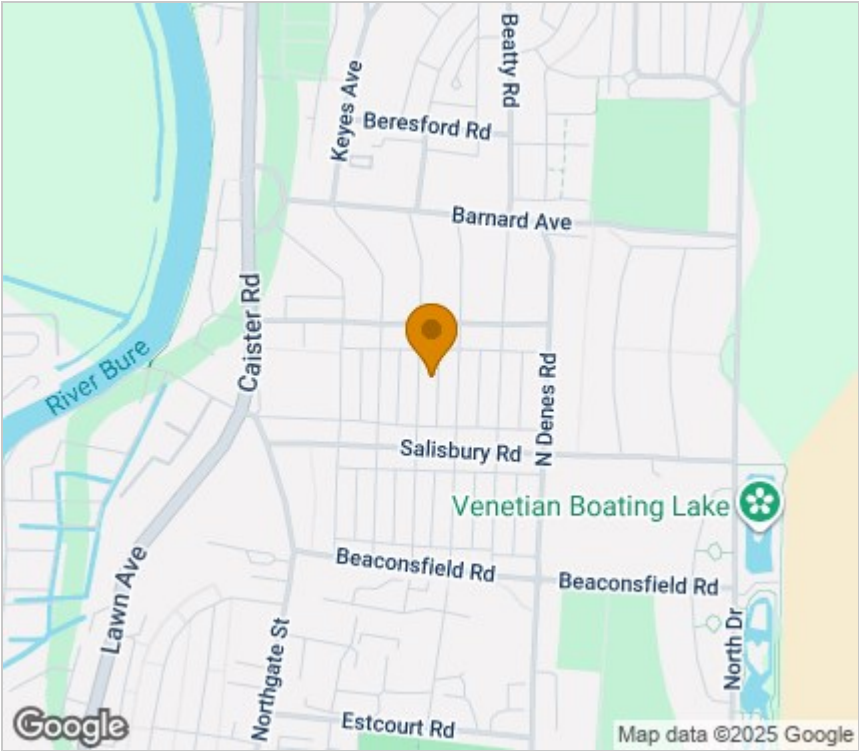
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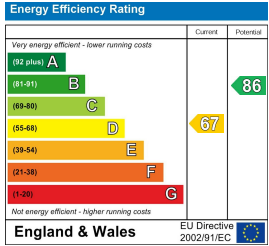
Floor Plan



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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