

**Aldreds**  
Estate Agents



82 Palgrave Road  
, Great Yarmouth, NR30 1QF  
Asking Price £170,000



## 82 Palgrave Road

, Great Yarmouth, NR30 1QF

Aldreds are pleased to offer this well maintained and attractively presented terracotta bay fronted mid terraced house with a hall entrance and separate bedrooms off landing. The property would make an ideal family home or first home purchase and benefits from being one of the larger homes on the street with a spacious layout comprising of an entrance porch, entrance hall, lounge, sitting room/potential bedroom 4, dining room and kitchen on the ground floor. On the first floor there are three bedrooms and a modern shower room. Outside there is a forecourt and westerly facing rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Porch

Part double glazed ovc entrance door, part glazed wood panelled internal door to:

### Entrance Hall

Stairs to first floor with open under stairs recess, radiator, meter storage cupboard, doors leading off to:

### Lounge

12'10" x 10'10" (3.93 x 3.31)

Including the chimney breast with a fitted gas fire plus the double glazed bay window to front aspect, radiator, coved ceiling, tv point.

### Sitting Room/Potential Bedroom 4

13'4" x 8'10" (4.08 x 2.71)

Including the chimney breast with alcove shelving, radiator, vinyl flooring, radiator, double glazed French doors to rear aspect.

### Dining Room

11'8" x 8'5" (3.57 x 2.57)

Vinyl flooring, radiator, double glazed window to side aspect, sliding door to:

### Kitchen

14'3" x 8'4" (4.35 x 2.56)

Extensively fitted with a range of white wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, tiled flooring, recess with electric cooker and overhead extractor fan, wall mounted gas boiler, double aspect double glazed windows, part double glazed pvc rear entrance door.

### First Floor Landing

Built in storage cupboard, access to the loft space, doors leading off to:

### Bedroom 1

14'4" x 12'11" (4.37 x 3.94)

Including fitted wardrobes and chimney breast with an additional built in wardrobe cupboard, radiator, double glazed window to front aspect.





### Bedroom 2

13'2" x 8'11" (4.03 x 2.72)

Including the chimney breast, vanity unit with inset wash basin, radiator, double glazed window to rear aspect.

### Bedroom 3

11'9" x 8'4" (3.60 x 2.55)

Including a small chimney breast, radiator, double glazed window to side aspect, door to:

### Shower Room

8'3" x 8'0" (2.52 x 2.44)

Corner tiled shower cubicle with an electric shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect, built in airing cupboard housing the hot water cylinder.

### Outside

To the front of the property is a walled forecourt. To the rear a side concreted yard opens out on to the main concreted courtyard with raised planted borders and a timber shed. A gate leads 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, 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 left hand side.

Y12685/04/26/CF



## Floor Plan



## 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.

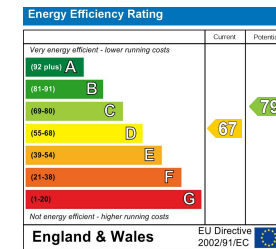
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## Area Map



## Energy Efficiency Graph



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