

**Aldreds**  
Estate Agents



46 Wolseley Road  
Great Yarmouth NR31 0EL  
£138,000





## 46 Wolseley Road

Great Yarmouth NR31 0EL

Aldreds are pleased to offer this spacious, well equipped mid terraced house in a convenient location close to local amenities and Great Yarmouth/Gorleston town centres. The property would make an ideal first home or investment property with accommodation comprising of a lounge, dining room, kitchen/breakfast room, first floor small landing, three bedrooms and a bathroom. Outside there is a forecourt and enclosed rear garden. The property also benefits from double glazed windows and gas central heating.

### Lounge

11'3" x 10'11" (3.45 x 3.35)

Including the chimney breast with a wall mount tv point, double glazed window to front aspect, radiator, power points, wall lighting, door to:

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

10'11" x 10'11" (3.35 x 3.35)

Plus understairs storage cupboard, radiator, double glazed window to rear aspect, door to:

### Kitchen/Breakfast Room

19'3" x 6'5" (5.87 x 1.96)

Double glazed windows to side and rear aspects, door to rear, radiator, tiled walls, tiled floor, range of fitted kitchen storage units with wall and matching base units with roll top work surfaces over, stainless steel sink and drainer, electric oven, ceramic hob, plumbing for washing machine.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

11'3" x 10'11" (3.45 x 3.35)

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

### Bedroom 2

10'11" x 10'11" (3.35 x 3.35)

Plus storage cupboard with a loft access and including the chimney breast with original cast iron fireplace, double glazed window to rear aspect, radiator, door to:

### Bedroom 3

11'6" x 6'5" (3.51 x 1.98)

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







### Bathroom

7'0" x 6'5" (2.15 x 1.98)

White suite comprising wood panel bath, pedestal hand was basin with mixer tap, low level WC, frosted double glazed window to rear aspect, tiled walls, tiled floor, radiator, cupboard housing gas fired combination boiler

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed garden with lawn and patio area. 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 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 town head west over the Haven Bridge, turn left at the traffic lights into Southtown Road, continue for approximately quarter of a mile, turn right into Anson Road, continue over the first junction, at the second junction turn left into Wolseley Road where the property can be found on the left hand side.

Ref: Y12574/11/25/CF



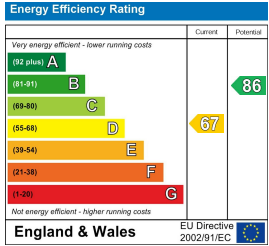
Floor Plan



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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