Aldreds
Estate Agents

6 Arundel Road

, Great Yarmouth, NR30 4JY

£135,000

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Aldreds are pleased to offer this attractively presented, modernised mid terraced house offered with off road parking. The property has been well maintained and would make an ideal first home or investment purchase with accommodation comprising of a lounge, dining room, fitted kitchen, two double bedrooms, dressing room/nursery and shower room. Outside there is forecourt parking and a small rear yard. The property also benefits from gas central heating, double glazed windows and is offered chain free.

Lounge 11'5" x 11'1" (3.49 x 3.40)
Including the chimney breast with an attractive cast iron fireplace and stained wood fire surround, radiator, television point, fitted carpet, double glazed window to front aspect, wood panelled entrance door, access to:

Inner Lobby
Stairs to first floor, door to:

Dining Room 11'4" x 11'3" (3.47 x 3.44)
Including the chimney breast with an attractive cast iron fireplace and stained wood fire surround, under stairs cupboard, radiator, double glazed window to rear, fitted carpet, open access to:

Kitchen 14'4" x 5'11" (4.37 x 1.81)
Fitted kitchen with white wall and matching base units with wood block effect work surfaces and matching upstands over, inset ceramic Butlers style sink, five ring gas hob with overhead extractor fan, built in double oven, part metro tiled walls, radiator, double glazed window to side aspect, rear entrance door, utility recess with space and plumbing for a washing machine.

First Floor Landing
Doors leading off to:

Bedroom 1 11'5" x 11'1" (3.49 x 3.40)
Including the chimney breast with a cast iron fireplace, double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2 11'4" x 11'3" (3.47 x 3.44)
Including the chimney breast, plus a built in wardrobe cupboard, double glazed window to rear aspect, radiator, fitted carpet, door to:

Dressing Room/Nursery 7'3" x 6'1" (2.22 x 1.86)
Including a fitted storage unit, radiator, fitted carpet, double glazed window to side aspect, door to:

Shower Room 7'8" x 5'9" (2.34 x 1.77)
Tiled shower cubicle with a mains fed shower fitting, low level wc, pedestal wash basin, part wood panelled walls, radiator/towel rail, frosted double glazed window to side aspect, extractor fan.

Outside
To the front of the property is a block pavior driveway providing off street car parking. A the rear is an enclosed yard with a timber hand gate leading 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 Haven Bridge, proceed North along North Quay, at the roundabout take the third exit and follow the inner relief road, at the first set of traffic lights turn left into Northgate Street, continue for approximately one third of a mile, at the second mini roundabout turn right into Beaconsfield Road, take the third turning left into Garfield Road where the property can be found on the left hand side marked with a 'For Sale' board.

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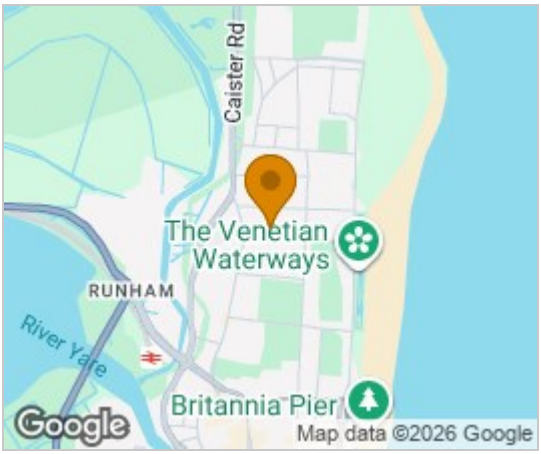
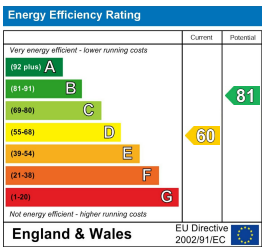
Area Map



Floor Plans

Energy Efficiency Graph



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