



**Aldreds**  
Estate Agents

12 Town Wall Mews  
Great Yarmouth NR30 1DS  
£110,000





## 12 Town Wall Mews

Great Yarmouth NR30 1DS

Aldreds are pleased to offer this three storey maisonette which is situated in a convenient location yards from Northgate Street and a short walk to the town centre. This spacious property would make an ideal investment purchase or first home with accommodation comprising of a ground floor entrance hall, landing, lounge, kitchen, two bedrooms and a shower room. Outside there is a balcony off of the lounge and allocated car parking. The property also benefits from double glazed windows and electric heating. Offered Chain Free.

### Entrance Hall

Stairs rising to landing, part double glazed pvc door to front.

### First Floor Landing

Stairs rising to second floor landing, night storage heater.

### Lounge

12'6" x 12'6" (3.81 x 3.81)

Patio doors to balcony, night storage heater, tv point, fitted carpet.

### Kitchen

15'7" x 6'5" (4.75 x 1.96 (4.76 x 1.95))

Fitted kitchen with white wall and matching base storage units with roll top work surfaces over, double glazed window to side aspect, electric hob, electric oven, stainless steel sink and drainer, part tiled walls, space and plumbing for a washing machine.

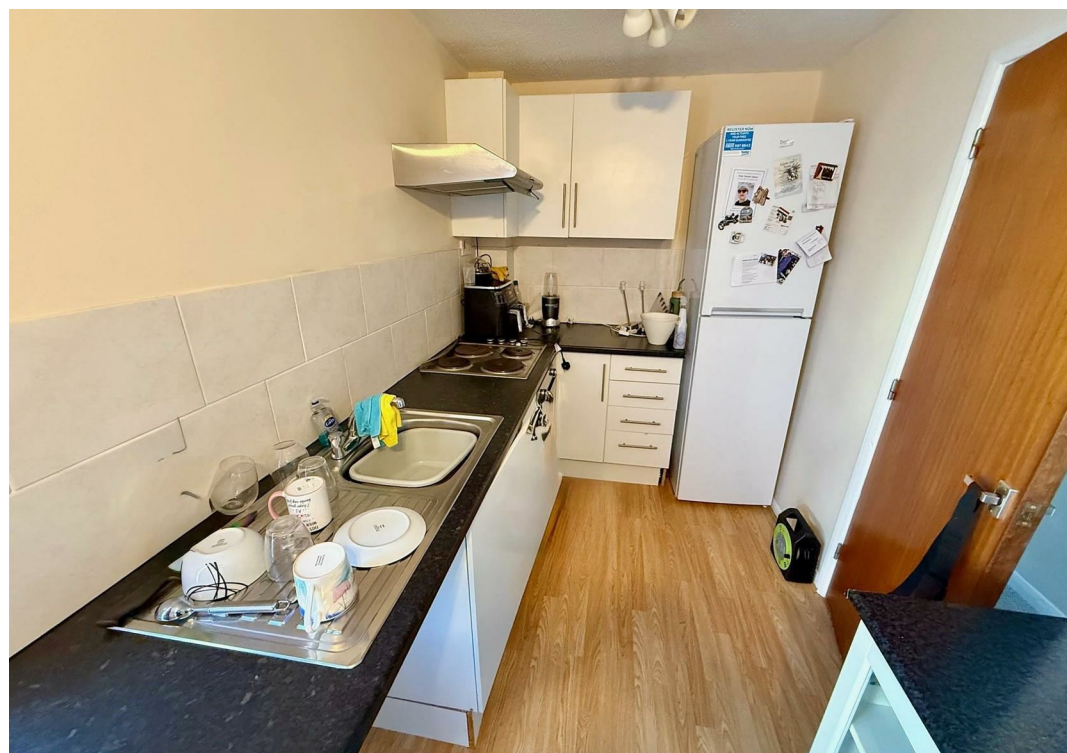
### Second Floor Landing

All bedrooms and bathroom leading separately off:-

### Bedroom 1

12'6" x 12'6" (3.81 x 3.81)

Built in airing cupboard housing the hot water cylinder, two double glazed windows to rear aspect, panel heater, fitted carpet.







### Bedroom 2

Double glazed window to front aspect, double glazed window to side aspect, panel heater, fitted carpet.

### Bathroom

6'0" x 5'10" (1.83 x 1.78)

White suite comprising panelled bath with shower mixer over, pedestal hand wash basin, low level WC, part aqua panelled walls, frosted double glazed window to side aspect, electric fan heater.

### Outside

Balcony and allocated car parking space.

### Tenure

Leasehold. 999 years from 24th June 1980. Ground rent of £30 per annum.

### Services

Mains water, electric 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.

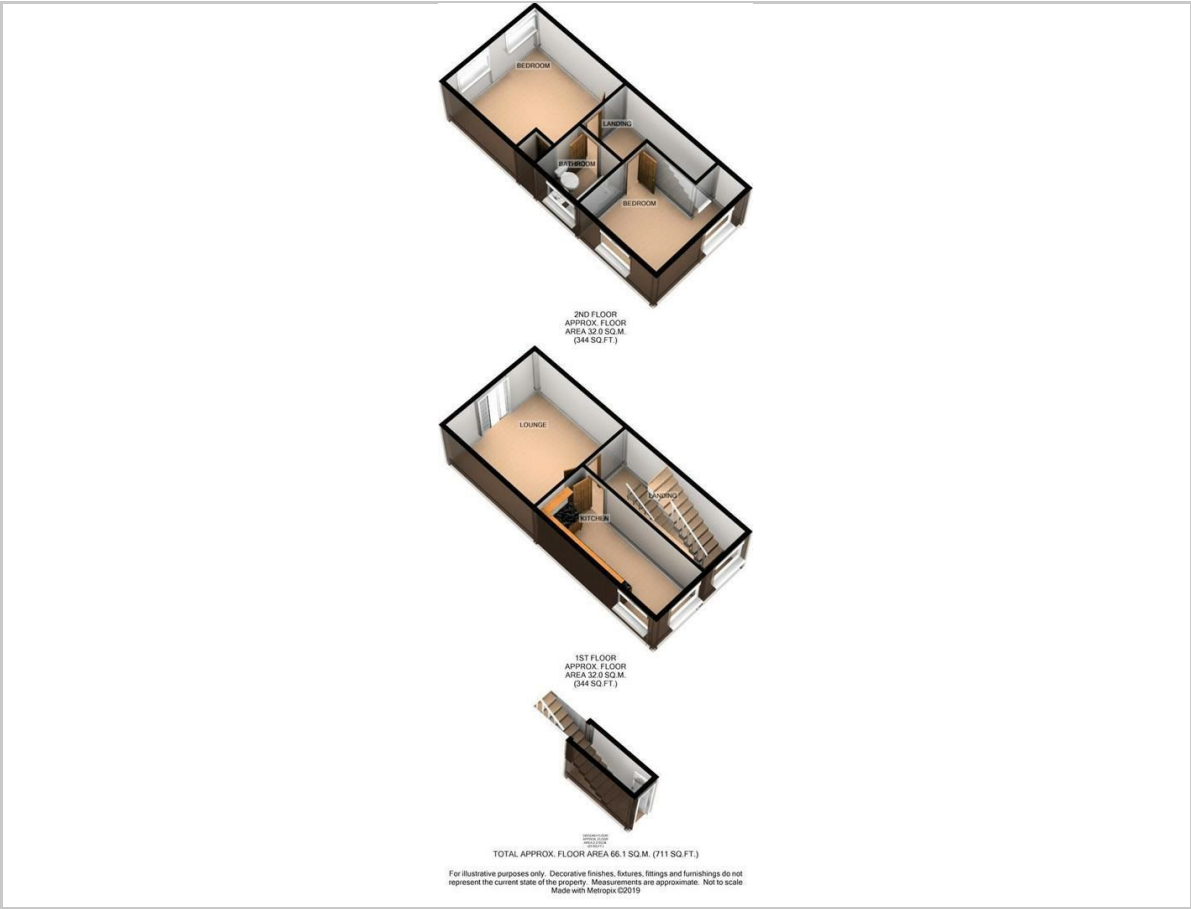
### Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, Town Wall Mews can be found on the right.

Ref: Y12584/12/25/CF



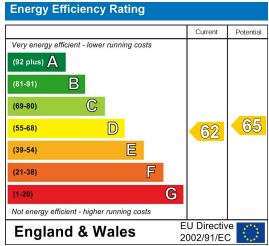
Floor Plan



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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