



Aldreds
Estate Agents



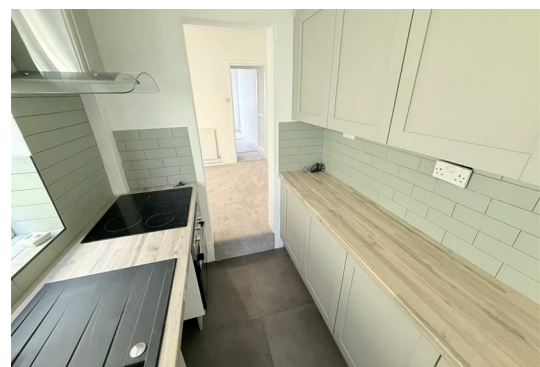
32 Waveney Road

, Great Yarmouth, NR31 0LB

£130,000



Aldreds are pleased to offer this comprehensively renovated and immaculately presented mid terraced house in a convenient location betwixt Great Yarmouth & Gorleston town centres and close to the third river crossing. This attractive property would make an ideal first home or investment purchase with accommodation comprising of a lounge, dining room, new fitted kitchen, rear lobby and quality new bathroom. On the first floor are three good sized bedrooms. Outside is a forecourt and enclosed rear garden. The property also benefits from new gas central heating, double glazed windows, new floor coverings and redecoration throughout. Offered chain free with immediate occupation.



Lounge 11'5" x 10'11" (3.5 x 3.34)

Including the chimney breast, part double glazed pvc door to front, double glazed window to front aspect, radiator, new fitted carpet, door to:

Lobby

Stairs to landing, new fitted carpet, door to:

Dining Room 11'5" x 8'2" (3.5 x 2.5)

Including the chimney breast, double glazed pvc door to garden, under stairs cupboard, radiator, new fitted carpet, open access to:

Kitchen 7'10" x 6'0" (2.4 x 1.83)

New fitted kitchen with coloured finish wall and matching base units with wood effect work surfaces over, single drainer cast sink with mixer tap, built in electric oven, four ring ceramic hob and extractor hood, part tiled walls, space and plumbing for a washing machine, double glazed window to side aspect, tiled flooring, open access to:

Rear Lobby

Double glazed pvc door to side, door to:

Bathroom 7'10" x 6'11" (2.4 x 2.13)

New quality white suite comprising panelled bath with shower mixer tap and glazed shower screen, vanity unit with inset wash basin, low level WC, frosted double glazed window to rear aspect, concealed wall mounted Worcester Bosch gas boiler, tiled walls and flooring, extractor fan.

Landing

Doors leading off to:

Bedroom 1 11'5" x 10'11" (3.5 x 3.34)

Including the chimney breast plus storage cupboard, double glazed window to front aspect, radiator, new fitted carpet.

Bedroom 2 11'5" x 8'2" (3.5 x 2.5)

Including the chimney breast, double glazed window to rear aspect, radiator, new fitted carpet, door to

Bedroom 3 7'10" x 6'0" (2.4 x 1.83)

Double glazed window to rear aspect, radiator, new fitted carpet.

Outside

To the front of the property is a small forecourt. To the rear is a generous garden with paved patio and storage shed.

Tenure

Freehold

Services

Mains water, electricity, drainage, gas

Council Tax

Band A

Location

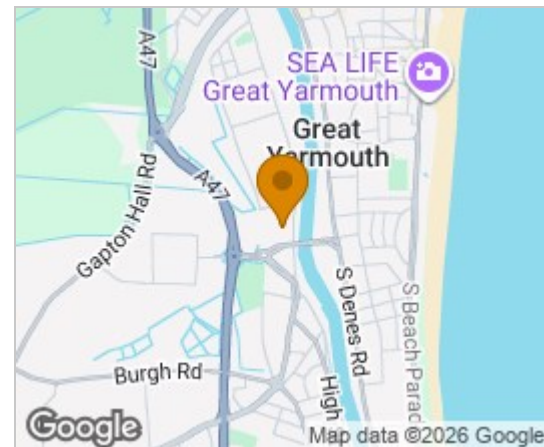
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

Head west over Haven Bridge, turn left on to Southtown Road, Waveney Road is on the right near the new bridge

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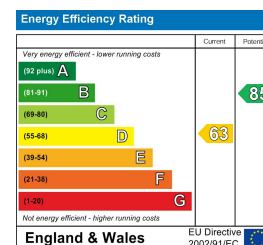
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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