



**Aldreds**  
Estate Agents



## 4 Plevna Terrace

, Great Yarmouth, NR31 0DS

£110,000



Aldreds are pleased to offer this well presented mid terraced house in a convenient location for local amenities and a short walk in to town. The property has recently benefitted from improvement works and offers a lounge, separate dining room and modern fitted kitchen. On the first floor a small landing serves two double bedrooms and an en-suite bathroom. Outside is a south facing front courtyard garden and small rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.



### Lounge 12'4" x 10'10" (3.77 x 3.31)

Including the chimney breast with brick fireplace and matching side display area, radiator, television point, double glazed window to front aspect, part double glazed pvc entrance door, door to:

### Inner Lobby

Stairs to first floor, access to:

### Dining Room 12'3" x 10'0" (3.75 x 3.06)

Including the chimney breast with a brick fireplace and side display area, plus an under stairs cupboard, radiator, double glazed window to rear aspect, door to:

### Kitchen 10'1" x 6'1" (3.08 x 1.86)

Modern fitted kitchen with white wall and matching base units with wood grain finish work surfaces over, part tiled walls, single drainer stainless steel sink unit, electric cooker point, radiator, wall mounted gas boiler, part double glazed pvc rear entrance door, double glazed window to rear.

### First Floor Small Landing

Doors leading to:

### Bedroom 1 12'4" x 10'10" (3.77 x 3.31)

Including the chimney breast, plus walk in wardrobe, double glazed window to front aspect, radiator.

### Bedroom 2 12'3" x 10'0" (3.75 x 3.06)

Including the chimney breast, radiator, double glazed window to rear aspect, door to:

### Bathroom 10'4" x 6'3" (3.16 x 1.92)

Suite comprising panelled bath, pedestal wash basin, low level wc, part tiled walls, radiator, frosted double glazed window to rear.

### Outside

To the front of the property is a walled south facing courtyard which is accessed from a shared pedestrian passageway at the end of the terrace. To the rear is a small enclosed yard with a gate leading to the rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

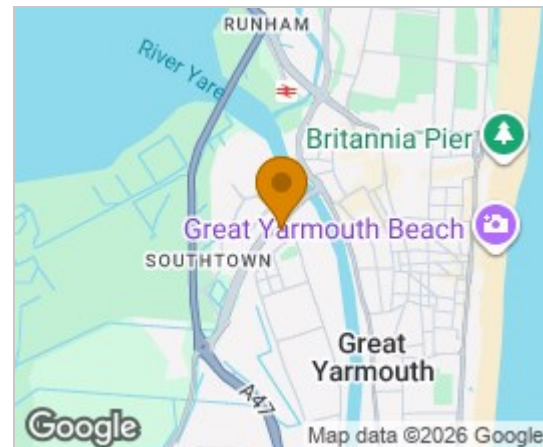
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District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

### Directions

From the Yarmouth office head west over the Haven Bridge, continue through the traffic lights and turn immediately left into the slip road which leads to Plevna Terrace, where the property can be found in the terrace.

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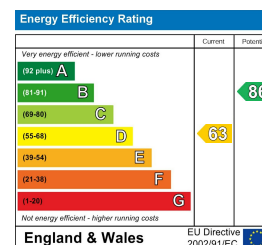
## Area Map



## Floor Plans



## Energy Efficiency Graph



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