



**Aldreds**  
Estate Agents

12 West Street

Great Yarmouth NR30 3HU

£70,000



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## 12 West Street

Great Yarmouth NR30 3HU

Aldreds are pleased to offer this centrally located one bedroom house within easy access of local amenities and the sea front that would make an ideal investment purchase or first home. The property has a lounge and kitchen on the ground floor with landing, bedroom and bathroom on the first floor. Gas central heating, double glazed windows and is offered chain free.

### Lounge

10'8" x 10'4" (3.25 x 3.15 (3.249 x 3.137))

New part double glazed composite entrance door to front, double glazed window to front aspect, radiator.

### Kitchen/Dining Room

12'10" max x 12'2" max (3.91 max x 3.71 max (3.904 x 3.706))

Base and matching wall mounted storage units with roll top work surfaces over, new part double glazed pvc door to rear, double glazed window to rear aspect, stairs rising to landing, stainless steel sink and drainer, radiator.

### Landing

Doors leading off to:

### Bedroom

11'3" x 10'3" (3.43 x 3.12 (3.440 x 3.121))

Plus storage recess, new double glazed window to front aspect, radiator.

### Bathroom

Coloured suite comprising panelled bath with shower mixer over, pedestal hand wash basin, low level WC, storage cupboard with wall mounted gas boiler, frosted double glazed window to rear aspect, radiator.

### Tenure

Freehold.

### Services

Mains water, electric, gas, 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 south along South Quay, bear left into Queens Road, West Street can be found on the left where the property can be found on the left hand side.

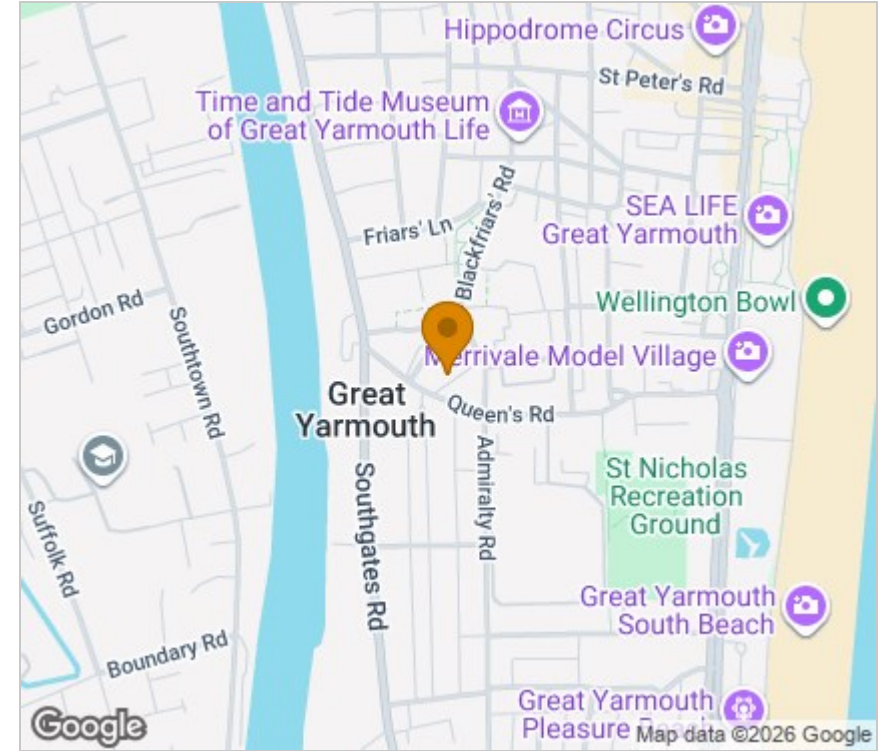
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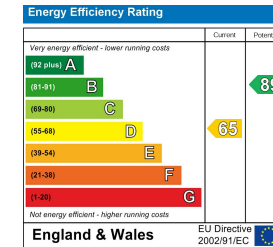
## Floor Plan



## 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.

### Disclaimer

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