

**Aldreds**  
Estate Agents



11 West Street

Great Yarmouth, NR30 3HU

£87,000





## 11 West Street

Great Yarmouth, NR30 3HU

Aldreds are pleased to offer this modernised and well presented, mid terraced house that would make an ideal investment property or first home. The property offers a spacious layout of accommodation comprising of an open plan living/dining room leading in to a kitchen, first floor landing, double bedroom and bathroom. The property also benefits from double glazed windows and gas central heating.

### Living/Dining Room

19'2" x 10'6" (5.84 x 3.20)

Stairs to first floor, part double glazed pvc entrance door, double glazed window to front aspect, wood effect flooring, radiator, tv point, open access to:

### Kitchen

9'7" x 3'9" (2.92 x 1.14)

Galley style kitchen with wood grain finish wall and matching base units with roll top work surface over, part tiled walls, single drainer one and a half bowl sink unit, built in electric oven and four ring gas hob, double glazed window to rear aspect.

### First Floor Landing

Doors leading off to:

### Bedroom

10'9" x 9'9" (3.28 x 2.97)

Double glazed window to front aspect, radiator, fitted carpet.

### Bathroom

8'11" x 7'11" (2.72 x 2.41)

Plus cupboard over the stairs housing the gas boiler, white suite comprising panel bath with shower mixer tap and marble effect aqua panelled walls surrounding, low level wc, pedestal wash basin, vinyl flooring, frosted double glazed window to rear aspect, radiator, fitted work surface with space and plumbing below for a washing machine.







### 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 south along Hall Quay, follow the river past the town hall, continue a further half mile, turn left at the Pertwee and Back Rapid Fit Centre into Queens Road, continue for approximately 75 yards and West Street is a narrow no through road on the left hand side just past the Yarmouth Coach Works garage, where the property can be found towards the bottom on the left hand side.

### EPC Rating - D

Ref: Y12555



Floor Plan



Viewing

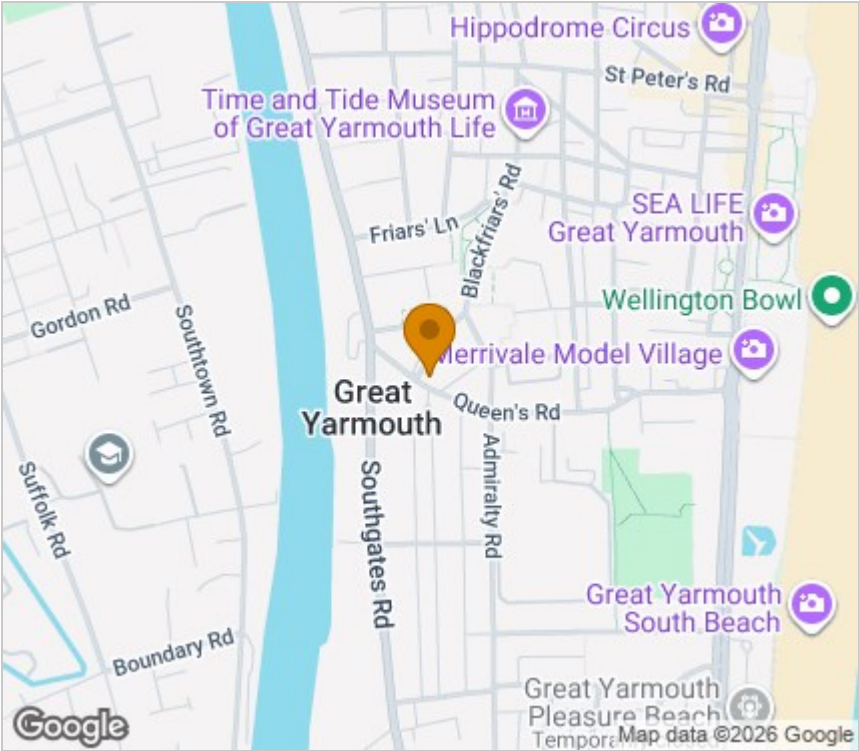
Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

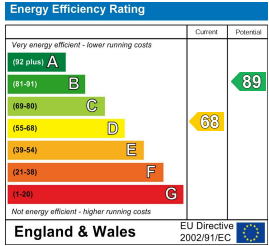
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Area Map



Energy Efficiency Graph



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