

**Aldreds**  
Estate Agents



17 Arundel Road  
Great Yarmouth NR30 4JY  
£135,000





## 17 Arundel Road

Great Yarmouth NR30 4JY

Aldreds are pleased to offer this well presented, modernised mid terraced house in a sought after location to the north of the town centre. The property would make an ideal first home or investment purchase with accommodation comprising of a entrance porch leading to a living room, separate dining room, new fitted kitchen and ground floor new bathroom suite., covered yard/utility. On the first floor there are three good sized double bedrooms. Outside there is a front garden and enclosed rear courtyard. The property also benefits from mainly double glazed windows, gas central heating and is offered chain free. An early viewing is strongly recommended.

### Entrance Porch

Part double glazed pvc entrance door, wood panelled internal door to:

### Living Room

11'6" x 11'1" (3.51 x 3.40)

Including the chimney breast, double glazed window to front aspect, radiator, laminate flooring, access to:

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

11'7" x 11'3" (3.55 x 3.43)

Including the chimney breast with an inset decorative coal effect gas fire (not connected), radiator, wood effect laminate flooring, under stairs cupboard, single glazed window, open access to:

### Kitchen

12'1" x 6'1" (3.69 x 1.86)

New white gloss fitted kitchen with wall and matching base units with grey work surfaces over, built in electric oven, 4 ring ceramic hob with glass panel splashback and incorporated extractor hood over, marble effect splashback panels, single drainer stainless steel sink unit, fridge/freezer, single glazed window, door to:

### Bathroom

11'6" x 6'1" (3.51 x 1.87)

Including a utility cupboard with space and plumbing for a washing machine and gas combi boiler. White new bathroom suite comprising panelled bath with mains fed shower fitting, low level wc, vanity unit with inset wash basin, marble effect aqua panelled walls, tiled flooring, extractor fan, chrome towel rail/radiator, two double glazed windows and a Velux double glazed sky light.

### Covered Yard/Utility

11'6" x 4'3" (3.52 x 1.32)

Polycarbonate roof, power points and lighting, part timber panelling, part glazed wood panelled door to rear yard.

### First Floor Small Landing

Doors leading off to:







### Bedroom 1

11'6" x 11'1" (3.51 x 3.40)

Including the chimney breast and fitted bedroom furniture, double glazed window to front aspect, fitted carpet, radiator.

### Bedroom 2

11'7" x 11'3" (3.55 x 3.43)

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

### Bedroom 3

11'9" x 5'10" (3.59 x 1.78)

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

### Outside

To the front is a paved and shingled garden area with pathway leading to the entrance. To the rear is a small enclosed courtyard with a timber hand gate leading to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

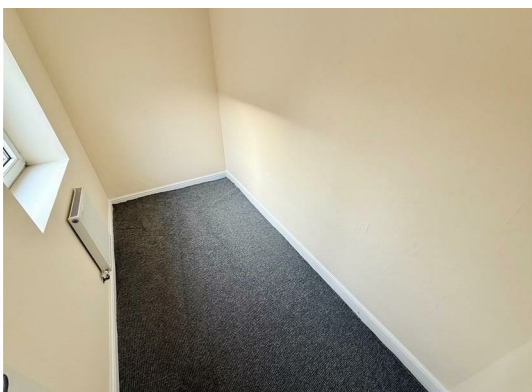
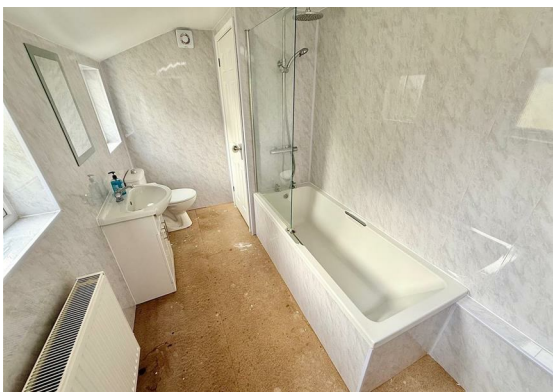
### Location

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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

### Directions

From Haven Bridge, proceed North along North Quay, at the roundabout take the third exit and follow the inner relief road, at the first set of traffic lights turn left into Northgate Street, continue for approximately one third of a mile, at the second mini roundabout turn right into Beaconsfield Road, take the third turning left into Garfield Road where the property can be found on the left hand side marked with a 'For Sale' board.

Ref: Y12591/12/25/CF



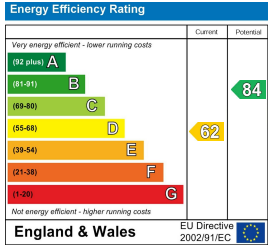
Floor Plan



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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