

**Aldreds**  
Estate Agents



3 Moat Road

Great Yarmouth, NR30 4JA

Guide Price £150,000





## 3 Moat Road

Great Yarmouth, NR30 4JA

Guide Price £150,000-£160,000. Aldreds are pleased to offer this modernised and superbly presented mid terraced house in a sought after location close to local amenities and the main town centre. The property would make an ideal first home or investment purchase and offers roomy accommodation comprising of an entrance hall, lounge, modern kitchen/dining room, utility, ground floor shower room, first floor landing serving three good size bedrooms. Outside there is a small courtyard and off road car parking. The property also benefits from double glazed windows, gas central heating and tasteful decoration throughout. An early viewing is recommended

### Entrance Hall

Double glazed pvc entrance door with matching side screen, open tread staircase to first floor with under stairs recess, limed wood finish laminate flooring, radiator, doors leading off to:

### Lounge

14'3" x 9'8" (4.35 x 2.97)

Limed wood finish laminate flooring, wall mount tv point, double aspect double glazed windows with fitted blinds, radiator.

### Kitchen/Dining Room

13'0" x 8'0" (3.98 x 2.46)

Fitted with a range of quality white gloss finish wall and matching base units with solid wood work surfaces over, inset stainless steel sink unit, built in electric oven with four ring gas hob and stainless steel extractor hood over, part tiled walls, tiled flooring, wall mounted gas fired combination boiler, radiator, built in pantry cupboard, double aspect double glazed windows to front and rear, recessed spot lights, built in pantry cupboard, door to:

### Utility

5'9" maximum x 4'3" (1.76 maximum x 1.32)

Space and plumbing for a washing machine and recess for fridge/freezer, tiled flooring, door to:

### Shower Room

Fully tiled to floors and walls with a walk in shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### First Floor Landing

Limed wood finish laminate flooring, double glazed window to side aspect, doors leading off to:







### Bedroom 1

14'4" x 9'11" (4.39 x 3.03)

Double aspect double glazed windows to front and side aspects with fitted blinds, radiator, wall mount tv point, limed wood finish laminate flooring.

### Bedroom 2

13'11" x 8'7" maximum (4.25 x 2.64 maximum)

Double aspect double glazed windows to front and rear aspects, Velux sky light, limed wood finish laminate flooring, wall mount tv point, radiator.

### Bedroom 3

12'8" x 6'4" (3.88 x 1.95)

Frosted double glazed window to rear aspect, Velux sky light, radiator, limed wood finish laminate flooring.

### Outside

To the front of the property is a hardstanding for off street car parking, a gated access leads to a shared courtyard garden area.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

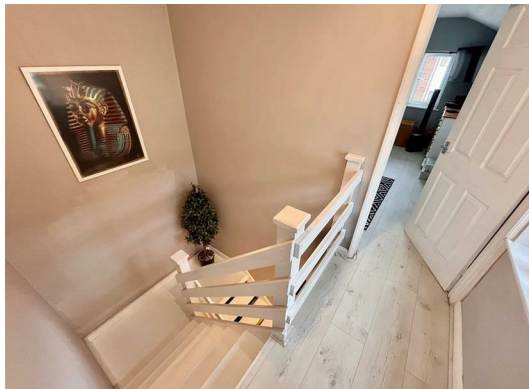
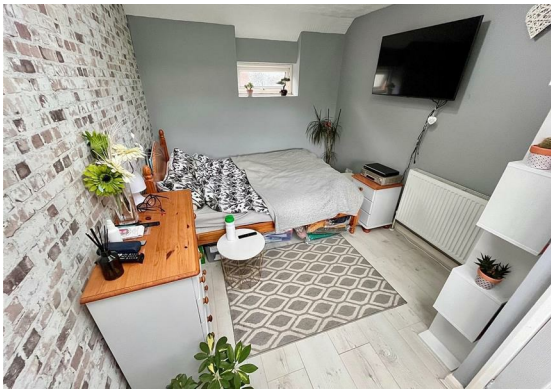
### Location

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 north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, turn right into Hammond Road and after a short distance left in to Moat Road.

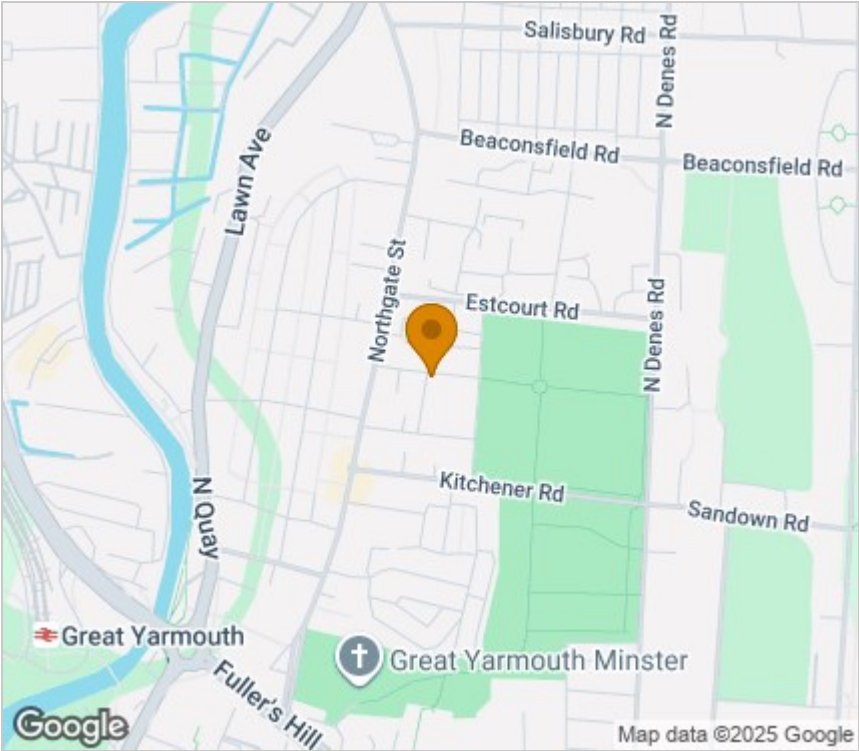
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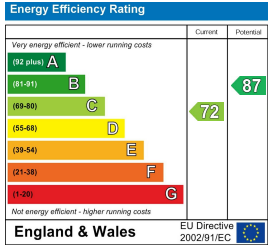
Floor Plan



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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>  
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA