Aldreds
Estate Agents

10 Gatacre Road

, Great Yarmouth, NR31 0BQ

Asking Price £115,000

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Aldreds are pleased to offer this modernised and very well presented mid terraced house in a convenient location for local amenities and the town centre. The property has been tastefully presented and offers a lounge, dining room, modern fitted kitchen and ground floor shower room. A small landing serves three good size bedrooms. Outside is a forecourt and rear court yard garden. The property also benefits from double glazed windows, gas central heating and on street parking to both side of the road. An early viewing is recommended.

Lounge

11'8" x 11'3" (3.56 x 3.43)

Brick built open fireplace, radiator, part glazed composite part double glazed entrance door, double glazed window to front aspect, painted wooden flooring, tv point.

Lobby

Meter storage cupboard, under stairs storage cupboard, open access to:-

Dining Room

11'8" x 11'6" (3.58 x 3.53)

Radiator, double glazed door to rear aspect, wood effect laminate flooring, stairs to first floor, open access to:-

Kitchen

11'10" x 6'11" (3.63 x 2.11)

Re-fitted with a white gloss fitted kitchen with wall and matching base storage units with wood effect work surfaces over, cupboard housing the wall mounted combination gas boiler, white ceramic one and a half bowl sink unit with mixer taps, white porcelain tiled flooring, part metro tiled walls, plumbing for washing machine, part double glazed door to side, double glazed window to side aspect, door to:-

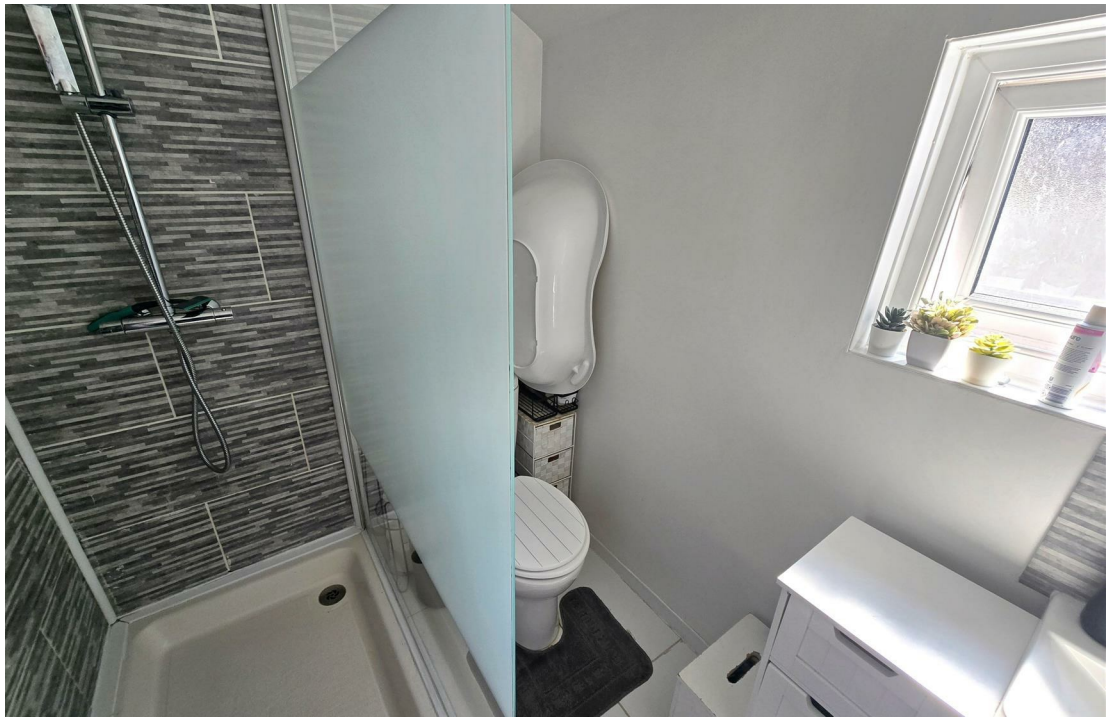
Shower Room

7'6" x 5'2" (2.29 x 1.6)

White suite comprising walk in shower cubicle with mains fed shower fitting, low level WC, hand wash basin, frosted double glazed window to rear aspect, radiator, white porcelain tiled flooring, part tiled walls.

Landing

Doors leading off to:



Bedroom 1
11'8" x 11'3" (3.58 x 3.43)
Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2
11'8" x 11'6" (3.58 x 3.53)
Including the chimney breast, double glazed window to rear aspect, wall mount tv point, radiator. wardrobe storage cupboard with loft access, door to:-

Bedroom 3
11'8" x 6'11" (3.58 x 2.13)
Double glazed window to rear aspect, radiator.

Outside
To the front of the property there is a forecourt. To the rear of the property there is a yard with a sun trap seating area, pedestrian access to rear.

Tenure
Freehold

Services
Mains water, electricity, gas, drainage

Council Tax
Band A

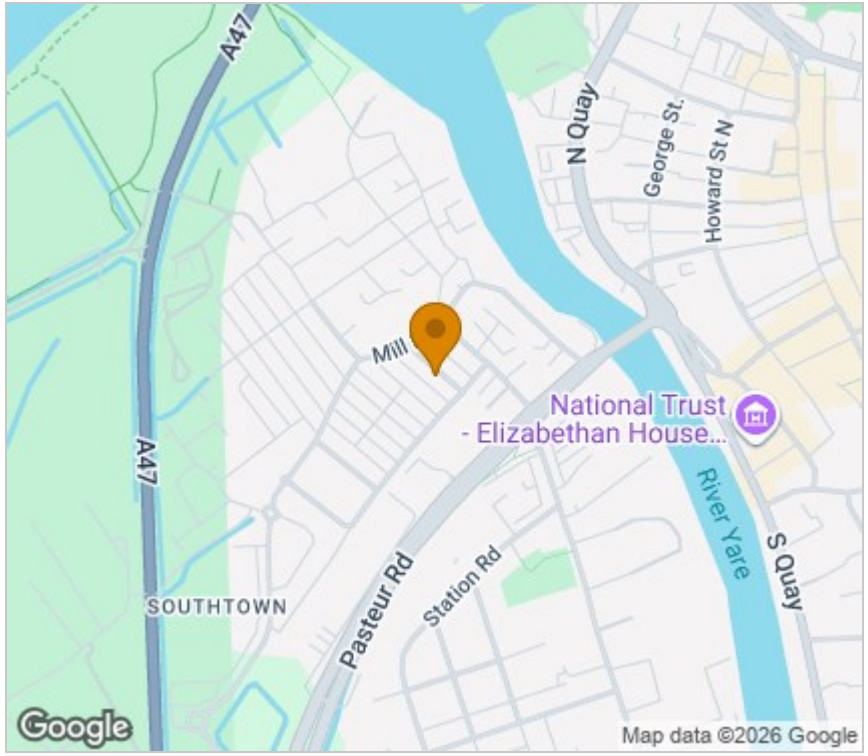
Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District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

Directions
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left into Gatacre Road where the property can be found on the right hand side.

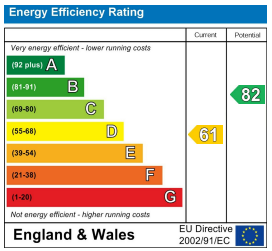
Ref Y12733/05/26

Floor Plan

Area Map



Energy Efficiency Graph



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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA