

Aldreds
Estate Agents

13 Albany Road
, Great Yarmouth, NR31 0EU

£160,000



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Block of three flats. Sitting in this end terrace house in Southtown. Currently let at an annual rent of £16,939 per annum gross. Communal entrance hall. On the ground floor there is a flat offering lounge, bedroom, kitchen and bathroom. Flat 1 has a lounge, inner hallway, kitchen, bathroom and a bedroom that you cross the communal landing to access. Flat 2 is on the second floor and has a lounge/bedroom, kitchen and bathroom. The flats have electric heating. Rear garden

COMMUNAL ENTRANCE HALL AND LANDING

Ground Floor Flat

Lounge

14'6" x 11'8" plus recess (4.42 x 3.57 plus recess)

Double glazed window to rear aspect, electric heater, under stair cupboard

Bedroom

12'11" plus bay x 11'1" (3.94 plus bay x 3.4)

Bay double glazed window to front aspect, electric heater

Kitchen

17'10" x 9'6" (5.46 x 2.92)

Base & wall units with worktops, door to side, double glazed window to side aspect, electric cooker point, plumbing for washing machine, sink with drainer

Bathroom

9'3" x 4'9" (2.83 x 1.45)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect

FLAT 1

Lounge

14'6" x 11'10" (4.42 x 3.61)

Double glazed window to rear aspect, electric heater

Inner Hallway

Kitchen

9'6" x 8'6" (2.92 x 2.6)

Base & wall units with worktops, door to fire escape, plumbing for washing machine, electric cooker point, part tiled walls, sink with drainer

Bedroom

14'6" x 10'2" plus bay (4.42 x 3.1 plus bay)

You have to cross communal landing to access this room. Bay double glazed window to front aspect, electric heater

Flat 2





Lounge/Bedroom

14'1" max x 9'7" plus recess (4.3 max x 2.94 plus recess)

Storage cupboard, double glazed window to front aspect, electric heater, door to bathroom

Bathroom

Panel bath, hand basin, low level WC

Kitchen

Across landing from lounge/bedroom. Base units, window to rear aspect

Outside

To the front there is a forecourt. Rear garden

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

GF Flat and 1 are band A council tax. Flat 3 is not listed and TBC

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 the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn left into Albany Road where the property is on the right

Ref Y12606/01/26

EPC

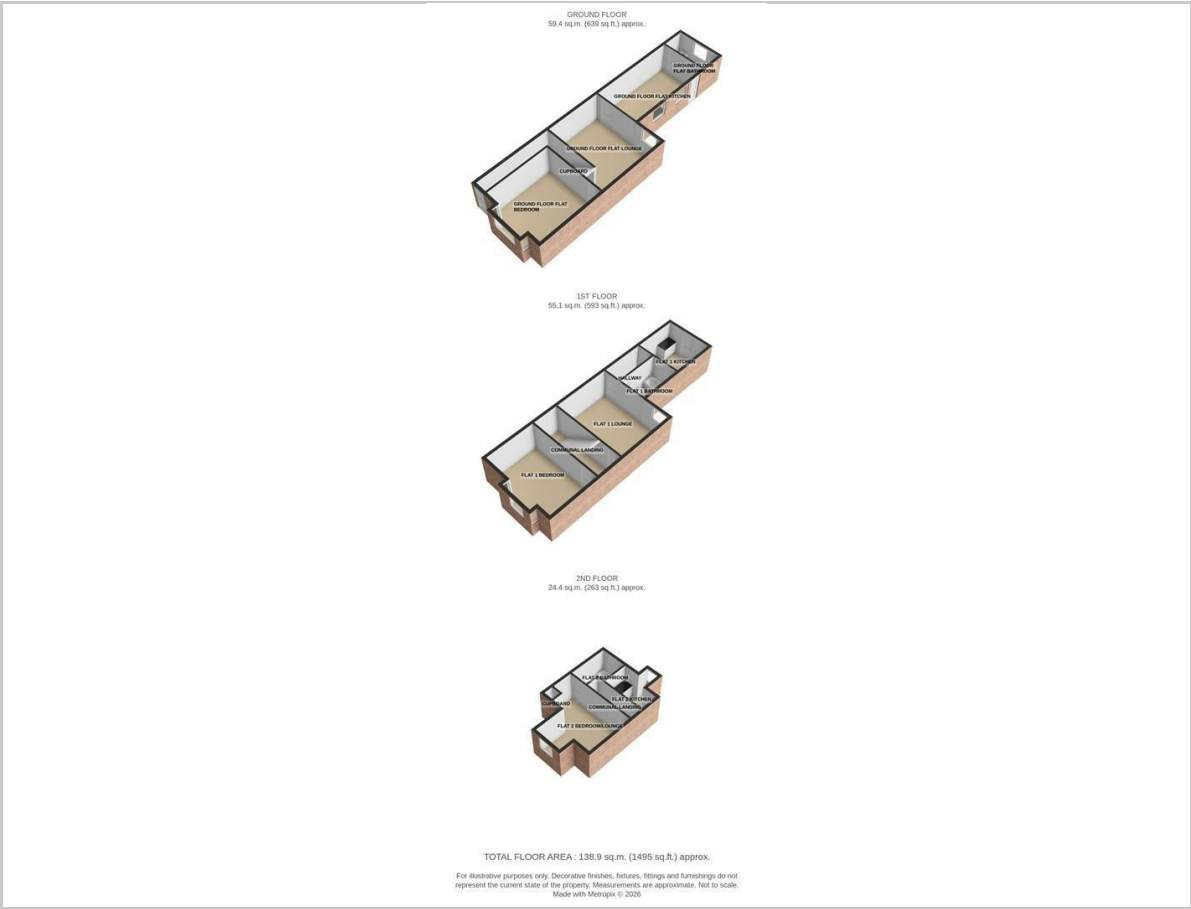
Ground Floor Flat D Rating 57/72

Flat 1 D Rating 66/77

Flat 2 D Rating 62/73



Floor Plan

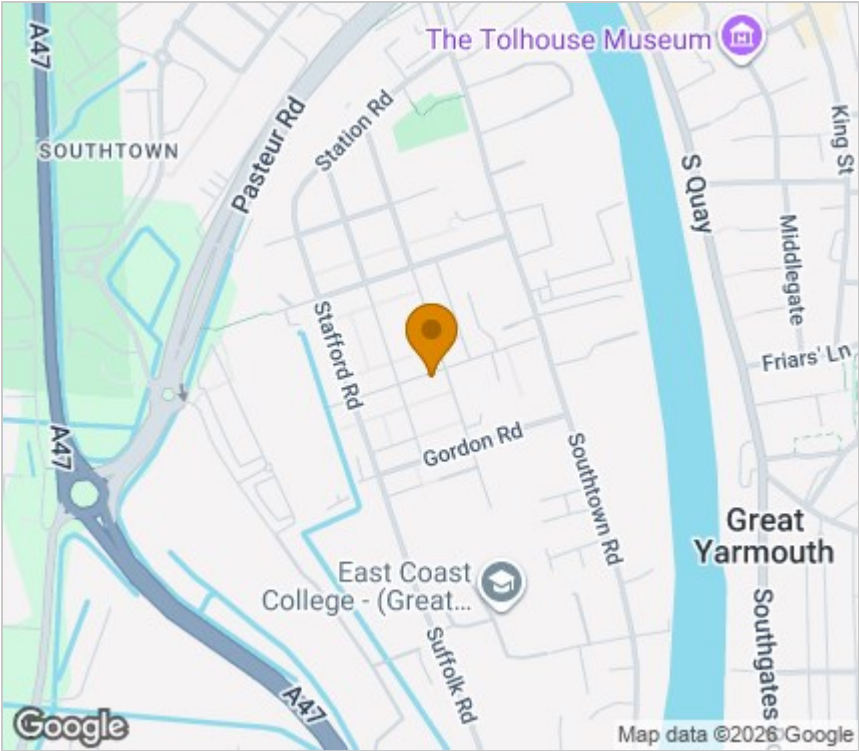


Viewing

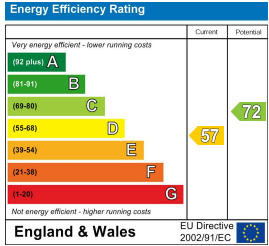
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Area Map



Energy Efficiency Graph



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