

Aldreds
Estate Agents



34 Arundel Road
, Great Yarmouth, NR30 4LD

£149,950



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Aldreds are pleased to offer this modernised and immaculately presented mid terraced house in a sought after location close to local amenities. The property offers a spacious interior that would ideally suit a first time buyer or investor looking for a turn key house with accommodation comprising of a lounge, dining room, modern fitted kitchen and ground floor bathroom. On the first floor a small landing serves two double bedrooms and a quality en-suite shower room. Outside there is a forecourt and westerly facing rear courtyard garden. Recent improvements include re-decoration throughout, new fitted carpets and blinds, new shower room and other internal refurbishment. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is recommended

Lounge

12'0" x 11'3" (3.66 x 3.44)

Including the chimney breast, part double glazed pvc entrance door, radiator, fitted carpet, double glazed window to front aspect with fitted blinds, door to:

Inner Lobby

Stairs to first floor with new fitted carpet, door to:

Dining Room

12'0" x 11'2" (3.66 x 3.42)

Including the chimney breast, radiator, under stairs cupboard, double glazed window to rear aspect with fitted blinds, fitted carpet, door to:

Kitchen

9'8" x 7'4" (2.97 x 2.24)

Quality fitted kitchen with grey gloss finish wall and matching base units with polished finish work surfaces over, part tiled walls, vinyl flooring, space and plumbing for a washing machine, built in electric oven, four ring ceramic hob and extractor hood over, wall mounted Vaillant gas combi boiler, radiator, double glazed window to side aspect with fitted blinds, recess with fridge/freezer, door to:

Rear Lobby

Part double glazed pvc rear entrance door, vinyl flooring, door to:

Ground Floor Bathroom

White suite comprising panelled bath with tiled wall surround, pedestal wash basin, low level wc, vinyl flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect.

First Floor Small Landing

Fitted carpet, doors leading off to:





Bedroom 1

12'0" x 11'3" (3.66 x 3.44)

Including the chimney breast with an original cast iron fireplace, fitted carpet, radiator, shallow built in wardrobe cupboard, double glazed window to front aspect with fitted blinds.

Bedroom 2

12'0" x 11'2" (3.66 x 3.42)

Including the chimney breast with an original cast iron fireplace, fitted carpet, radiator, shallow built in wardrobe cupboard, double glazed window to rear aspect with fitted blinds, door to:

En-Suite Shower Room

9'10" x 7'5" (3.02 x 2.28)

New suite with an aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, radiator, extractor fan, frosted double glazed window to side aspect with fitted blinds.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed westerly facing courtyard garden with a gated access to a rear service passageway.

Tenure

Leasehold - 999 years lease from 1904 - 877 years remaining - peppercorn ground rent payable.

Services

Mains water, electric, gas and drainage.

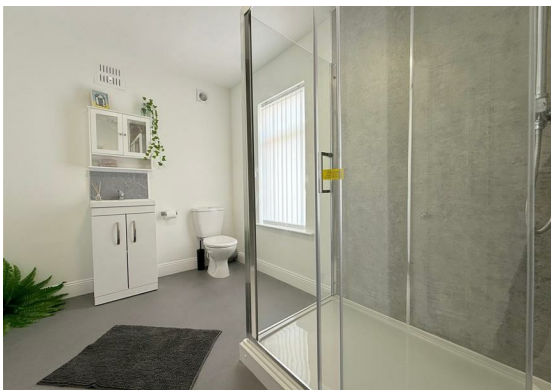
Location

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 right hand exit onto Fullers Hill, at the traffic lights turn left into Northgate Street, continue for approximately half a mile to the second mini roundabout, turn right into Beaconsfield Road, take the third turning left into Arundel Road, continue over the next junction where the property can be found on the left hand side.

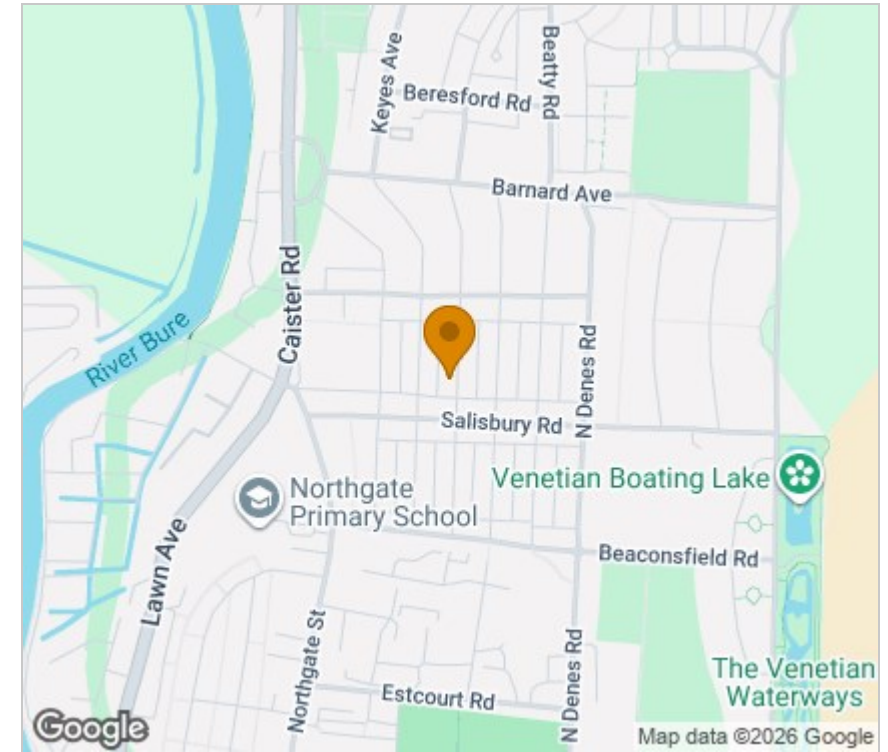
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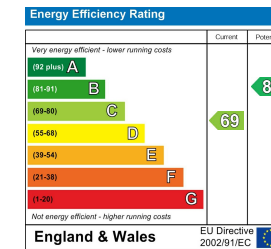
Floor Plan



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.

Disclaimer

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