

**Aldreds**  
Estate Agents



120. Havelock Road

Great Yarmouth NR30 3HJ

£125,000



## 120. Havelock Road

Great Yarmouth NR30 3HJ

Aldreds are pleased to offer this modernised and very well presented mid terraced house in a popular location close to local amenities and a short walk to the sea front. The property is offered chain free and offers accommodation comprising of a spacious lounge/dining room, modern fitted kitchen, conservatory/utility, cloakroom, landing serving two separate bedrooms and a bathroom. Outside there is a small forecourt and a generous westerly facing rear garden which is very rare for this type of property. The property also benefits from gas central heating and double glazed windows. An early viewing is recommended.

### Lounge/Dining Room 19'9" x 12'0" (6.03 x 3.66)

Including the chimney breast and stairs to first floor with open under stairs recess, two radiators, double glazed window to front aspect, television point, wood effect laminate flooring, part double glazed pvc entrance door and same to rear, door to:

### Kitchen 7'7" x 5'7" (2.32 x 1.71)

Modern fitted kitchen with white gloss wall and matching base units with granite effect work surfaces over, built in electric oven, four ring ceramic hob and integrated extractor, integrated fridge/freezer, part tiled walls, tiled flooring, single drainer stainless steel sink unit, double glazed window to side aspect.

### Conservatory/Utility 13'9" x 8'5" minimum (4.21 x 2.57 minimum)

L-shaped with a poly carbonate roof over, space and plumbing for a washing machine, part double glazed pvc rear entrance door and double glazed window, power and lighting, door to:

### Cloakroom

Low level wc, hand wash basin.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1 12'0" x 10'11" (3.67 x 3.34)

Including the chimney breast and adjacent wardrobe cupboard, double glazed window to front aspect, radiator.

### Bedroom 2 8'5" x 6'9" (2.58 x 2.06)

Including the small corner chimney breast, radiator, double glazed window to rear aspect.





### Bathroom

7'5" x 5'6" (2.28 x 1.68)

White suite comprising panelled bath with shower mixer over and glazed shower screen, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to side aspect, towel radiator, wall mounted gas combination boiler.

### Outside

To the front of the property is a walled forecourt. To the rear is a lawned garden with slate chip borders and suntrap seating area. Timber shed. The rear garden is fully enclosed and faces a westerly direction with a rear hand gate leading to a service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

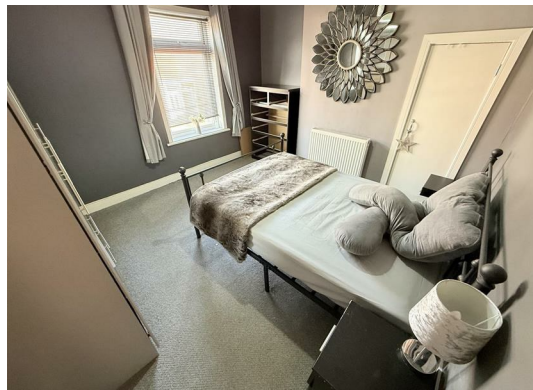
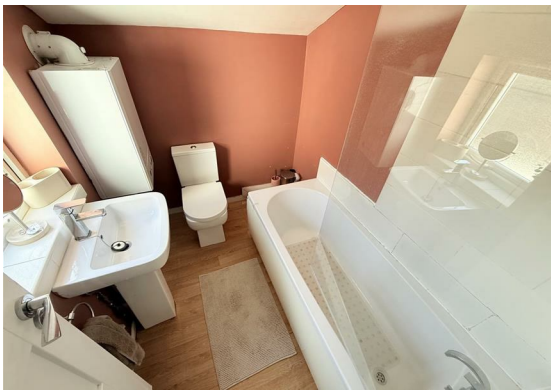
### Location

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 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 south along South Quay, turn left into Queens Road and continue through the traffic lights. Turn first left into Havelock Road where the property can be found on the left hand side half way down the street.

Ref: Y12785/07/26/CF



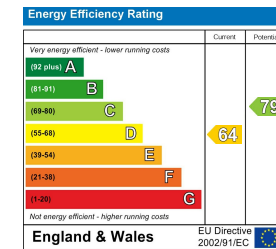
## Floor Plan



## 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.

### Disclaimer

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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/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA