



**Aldreds**  
Estate Agents

Camperdown Cottage Wellington Road

, Great Yarmouth, NR30 3JJ

Offers Over £85,000



## Camperdown Cottage

, Great Yarmouth, NR30 3JJ

Calling Investors!!!! Aldreds are pleased to offer this highly energy efficient three storey end terraced house in a convenient location for local amenities and yards from the sea front. The property is currently let on an assured shorthold tenancy basis generating a generous income of £10,480 per annum but can be sold chain free if required. The property offers an entrance hall, living room, kitchen, two bedrooms and bathroom spread over two floors. Recently the property has benefitted from a new air source heating system and solar panels making it a low cost energy efficient home to run.

### Entrance Hall

Wood panelled entrance door, stairs to first floor, door to:

### Living Room

12'6" x 9'3" (3.82 x 2.82)

Including the chimney breast, plus understairs cupboard, single glazed cantilevered box bay window to front aspect, tv point, radiator, access to:

### Kitchen

13'11" x 8'0" maximum (4.25 x 2.46 maximum)

Fitted kitchen with white wall and matching base units with work surfaces over, single drainer sink unit, electric cooker point, space and plumbing for a washing machine, single drainer sink unit, pressurised hot water cylinder and manifold for the solar panels, part glazed door to the side passageway.

### First Floor Landing

Radiator, storage cupboard, stairs to second floor, doors leading off to:

### Bedroom 2

11'3" x 6'5" (3.45 x 1.96)

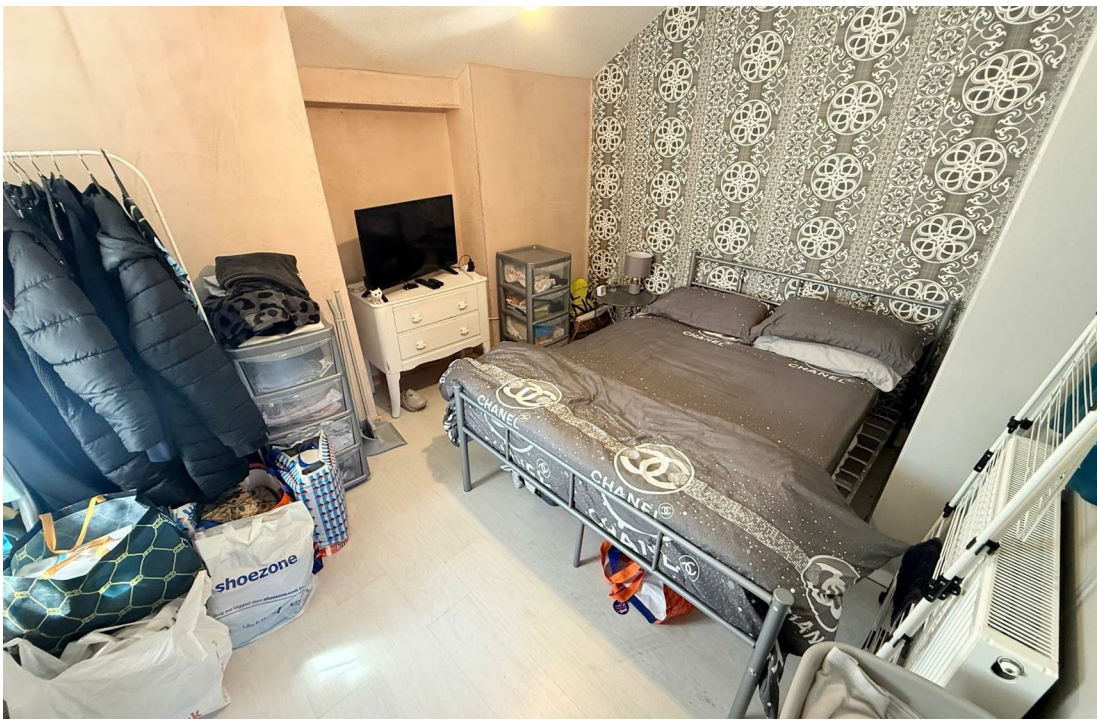
Radiator, window to front aspect.

### Bathroom

10'0" x 7'6" (3.05 x 2.30)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, frosted window to side aspect, radiator.





### Second Floor Landing

Window to front aspect, door to:

### Bedroom 1

12'10" x 9'2" maximum (3.92 x 2.80 maximum)

Plus storage cupboard, window to side aspect, radiator.

### Outside

Small side yard where the air source heat pump is located with a gated access to the road.

### Tenure

Leasehold - 999 year lease from 1843

### Services

Mains water, electric 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 South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn right into Nelson Road South, turn left into Camperdown and follow the road down turning right through the arch on to Wellington Road where the property is immediately on the right hand side.

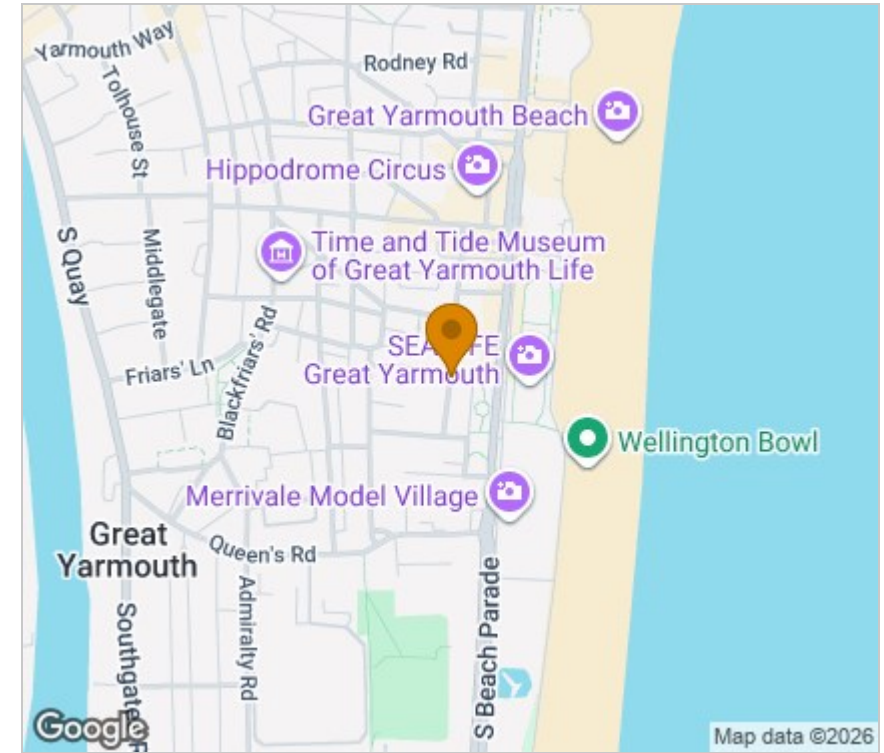
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## Floor Plan



## Area Map



## Viewing

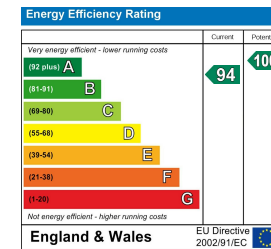
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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