



100 Exmouth Road
Great Yarmouth, NR30 3DN
£100,000



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Aldreds are pleased to offer this well presented, mid terraced house with the benefit of a garden and off road parking in a convenient location close to local amenities and the third river crossing. The property would make an ideal first home or investment purchase with accommodation comprising of a living room, kitchen, rear lobby and shower room. On the first floor are two bedrooms. Outside is a hardstanding for off road parking and a generous size front garden with small covered rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Living Room

11'0" x 9'10" (3.36 x 3.01)

New part double glazed composite entrance door, double glazed window to front aspect, wood effect laminate flooring, radiator, tv point, access to:

Kitchen

11'0" x 7'3" (3.37 x 2.22)

Fitted kitchen with coloured finish wall and matching base units with work surfaces over, single drainer sink unit, built in electric oven with four ring gas hob over, space and plumbing for a washing machine/dishwasher, part tiled walls, stairs to first floor with under stairs recess and small cupboard, radiator, wood effect vinyl flooring, open access to:

Rear Lobby

Space and plumbing for a washing machine, part double glazed pvc rear entrance door, door to:

Shower Room

Corner tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, tiled flooring, radiator, frosted double glazed window to rear.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'0" x 9'10" (3.36 x 3.01)

Double glazed window to front aspect, radiator, fitted carpet.





Bedroom 2

8'5" x 7'3" (2.58 x 2.22)

Double glazed window to rear, radiator.

Outside

To the front of the property is a concrete hardstanding providing off street parking with open access beyond to the front garden which offers private aspects with a timber shed divider and paved/concreted sun trap patio area. To the rear is a small covered yard with a gate to a rear 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, turn right into Exmouth Road where the property can be found half way along on the right hand side.

Ref: Y12475



Floor Plan



Viewing

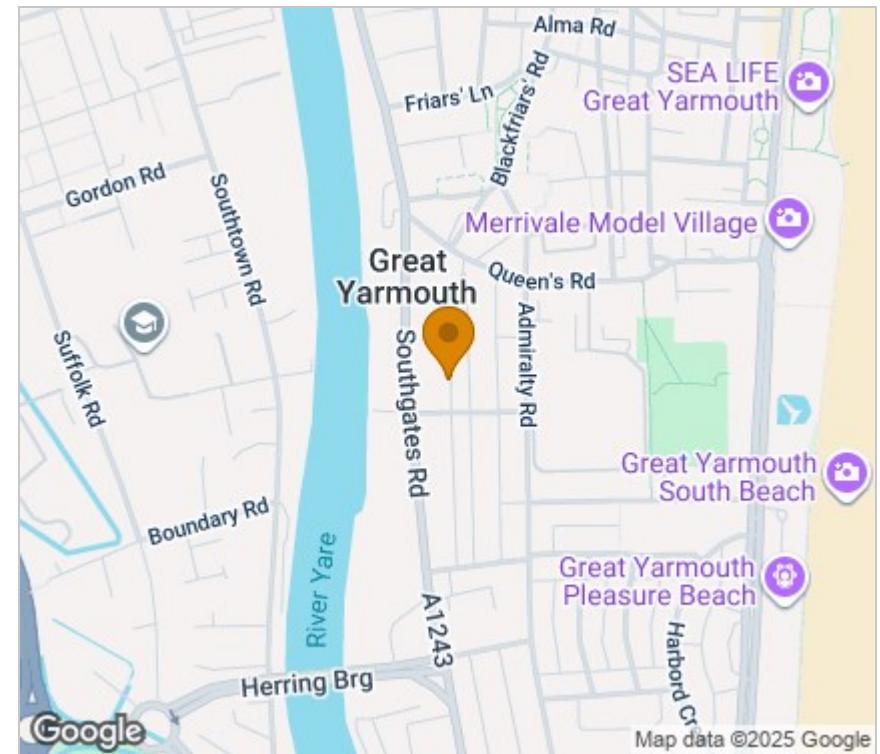
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

