

**Aldreds**  
Estate Agents



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





## 100 Exmouth Road

Great Yarmouth, NR30 3DN

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'

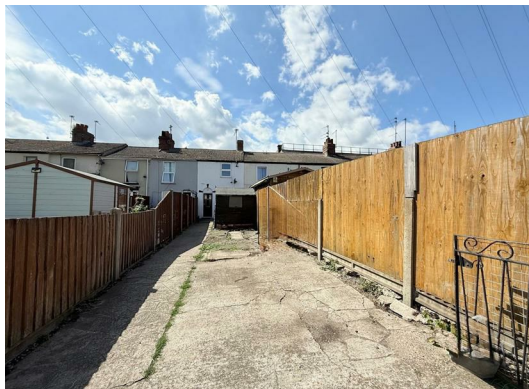
### Location

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.

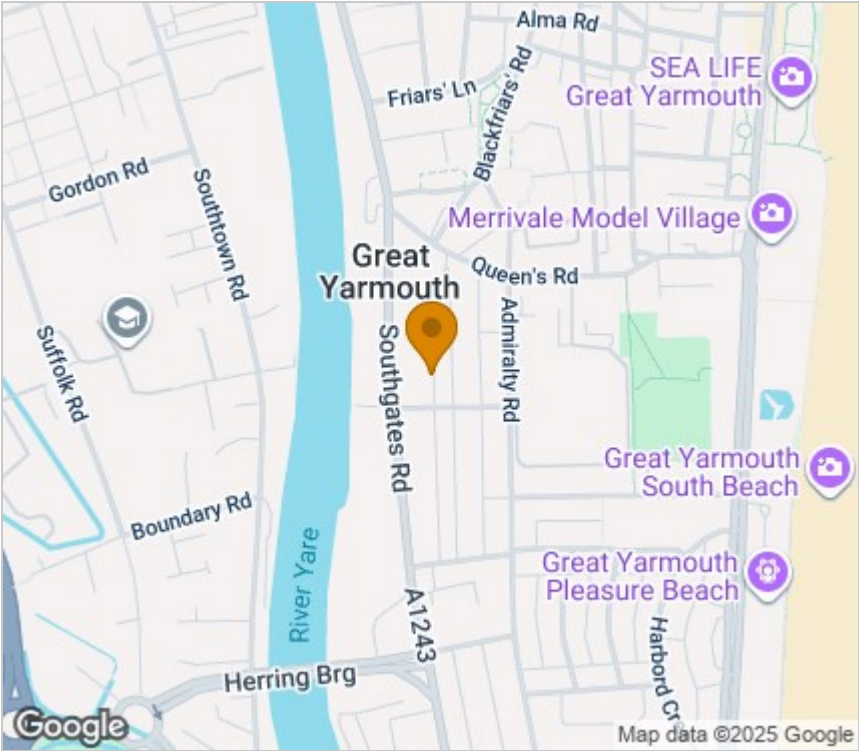
Ref: Y12475



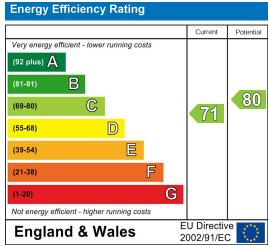
Floor Plan



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**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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