



Aldreds
Estate Agents

27 East Road

Great Yarmouth NR30 1DP

Price Guide £120,000-£130,000



27 East Road

GUIDE PRICE £120,000-£130,000 Aldreds are pleased to offer this well presented mid terraced house in a popular location convenient for the town centre and local amenities. The house would make an ideal first home or investment purchase and offers roomy accommodation comprising of a lounge, dining room, kitchen, ground floor bathroom, three bedrooms, forecourt and rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

11'6" x 11'4" (3.53 x 3.47)

Including the chimney breast, radiator, tv point, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Inner Lobby

Stairs to first floor, access to:

Dining Room

11'6" x 9'10" (3.53 x 3.02)

Including the chimney breast plus under stairs cupboard housing the electric meter and fuse box, double glazed window to rear aspect, radiator, door to:

Kitchen

8'7" x 7'0" (2.64 x 2.15)

Fitted wood effect wall and base units with work surface over, single drainer stainless steel sink unit, recess with electric cooker point, radiator, part tiled walls, gas boiler, vinyl flooring, double glazed window and part double glazed pvc door to rear, door to:

Bathroom

White suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, extractor fan, frosted double glazed window to rear, vinyl flooring.

First Floor Small Landing

Doors Leading off to:

Bedroom 1

11'6" x 11'3" (3.52 x 3.45)

Including the chimney breast plus over stairs cupboard, radiator, double glazed window to front aspect, tv point.

Bedroom 2

11'6" x 10'0" (3.52 x 3.05)

Including the chimney breast plus over stairs storage cupboard, double glazed window to rear aspect, radiator, tv point, door to:





Bedroom 3

8'7" x 7'1" (2.62 x 2.16)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed courtyard with outside shed/workshop with power connected.

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 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 and proceed along Fullers Hill as far as the first set of traffic light turning left into Northgate Street, proceed approximately 400 yards and turn right at the mini-roundabout into Kitchener Road, take the next turning right into Maygrove Road then first left into East Road. Follow the road as it bears round to the right and the property is situated on the right-hand side.

Ref: Y11945/01/24/CF



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.

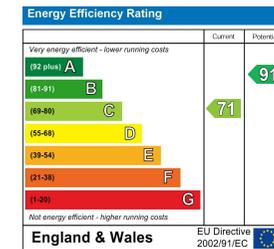
Disclaimer

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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA