



35 Victoria Street
Great Yarmouth, NR30 4JE
Price Guide £110,000



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, Great Yarmouth, NR30 4JE

* GUIDE PRICE £110,000-£120,000 * Aldreds are pleased to offer this superbly presented, mid terraced house which has been modernised and would make an ideal first home or investment purchase. The property is situated in a convenient location close to local amenities and offers a lounge, dining room, kitchen, landing leading to two separate bedrooms and a bathroom. Outside is a forecourt and small rear yard. The property also benefits from double glazed windows, gas central heating, new fitted carpets and re-decoration throughout. An early viewing is recommended. Offered Chain Free.

Lounge

11'5" x 10'8" (3.48 x 3.27)

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

Dining Room

11'5" x 9'1" (3.48 x 2.78)

Including the chimney breast and staircase to first floor with under stairs cupboard, radiator, new fitted carpet, double glazed window to rear aspect, door to:

Kitchen

11'5" x 6'0" (3.48 x 1.83)

Fitted with white wall and matching base units with granite effect worktops over, part tiled walls, single drainer stainless steel sink unit, electric cooker point, radiator, double glazed window to side aspect, part double glazed pvc door to rear.

First Floor Landing

New fitted carpet, access to the loft space, doors leading off to:

Bedroom 1

11'5" x 10'8" (3.48 x 3.27)

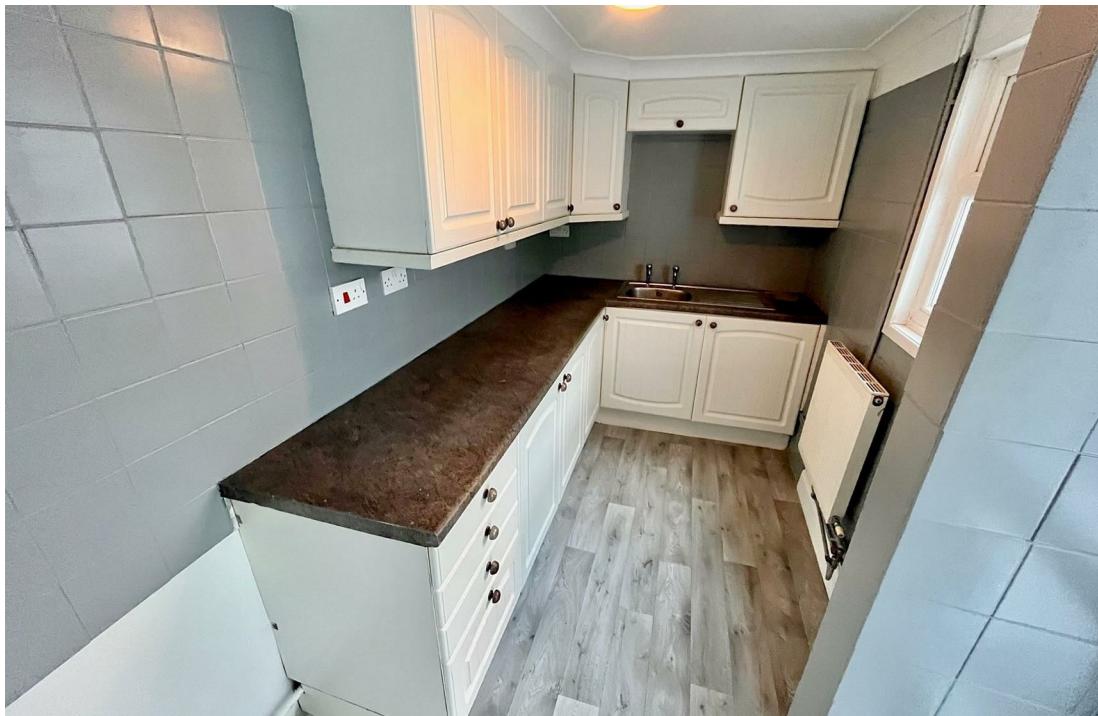
Including the chimney breast, radiator, double glazed window to front aspect, new fitted carpet.

Bedroom 2

9'2" x 6'2" (2.80 x 1.90)

Including the chimney breast, radiator, double glazed window to rear aspect, new fitted carpet.





Bathroom

11'5" x 6'0" (3.48 x 1.83)

Including the airing cupboard housing the gas boiler, white suite with panel bath and shower fitting over, low level wc, pedestal wash basin, part tiled walls, vinyl flooring, frosted double glazed window to side aspect, radiator.

Outside

To the front of the property is a walled forecourt. To the rear of the property is an enclosed walled court yard with a gate to a rear service road.

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 north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, turn right into Victoria Street just beyond the zebra crossing and before the parade of shops and follow the road around the bend and bear right, where the property can be found on the left.

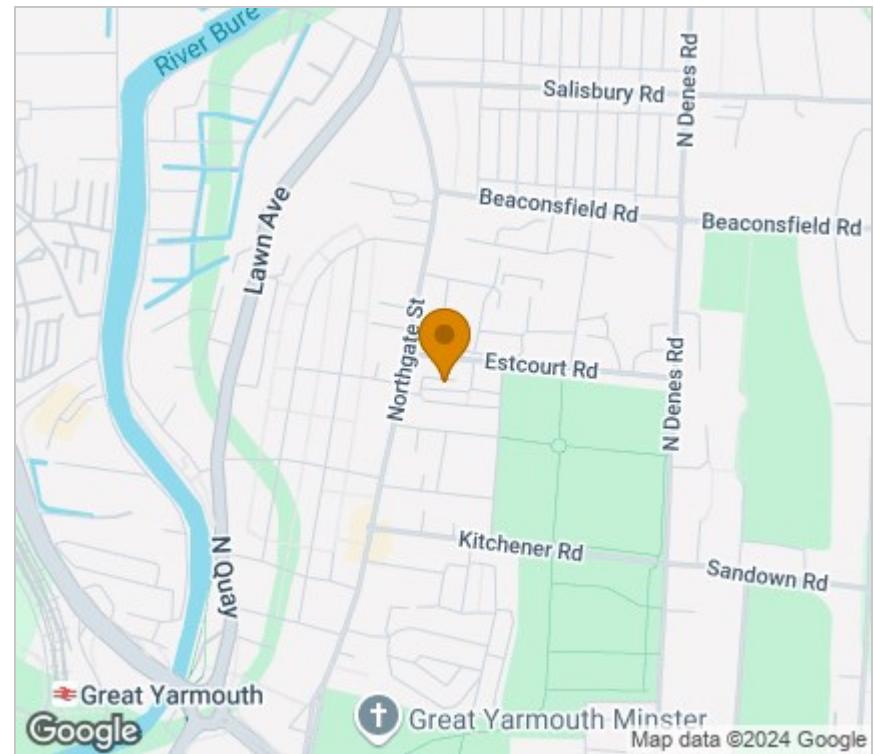
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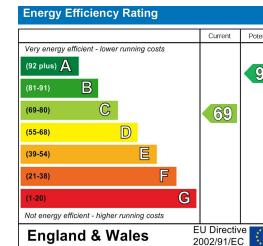
Floor Plan



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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