



**Aldreds**  
Estate Agents

63 Albany Road  
, Great Yarmouth, NR31 0EU

£160,000





## 63 Albany Road

, Great Yarmouth, NR31 0EU

With a garden to rear, Aldreds are pleased to offer this spacious, bay fronted, hall entrance, three bedroom mid terrace. On the ground floor there are two reception rooms (one used as a bedroom), large kitchen and a cloakroom. The first floor has three bedrooms and a bathroom with separate WC. Gas central heating and double glazing

### Entrance Hall

Door to front, stairs to landing

### Lounge

12'3" x 10'10" (3.75 x 3.31)

Used as bedroom, bay double glazed window to front aspect, radiator

### Dining Room

11'1" x 11'0" (3.38 x 3.37)

Under stair cupboard, double glazed window to rear aspect, radiator

### Kitchen

24'8" x 8'9" (7.52 x 2.68)

Base & wall units with worktops, double glazed window to side aspect, door to side, electric cooker point, sink with drainer, plumbing for washing machine, rear staircase leading to bathroom, door to

### Cloakroom

Low level WC, hand basin

### Landing

### Bedroom 1

14'7" x 12'3" (4.46 x 3.75)

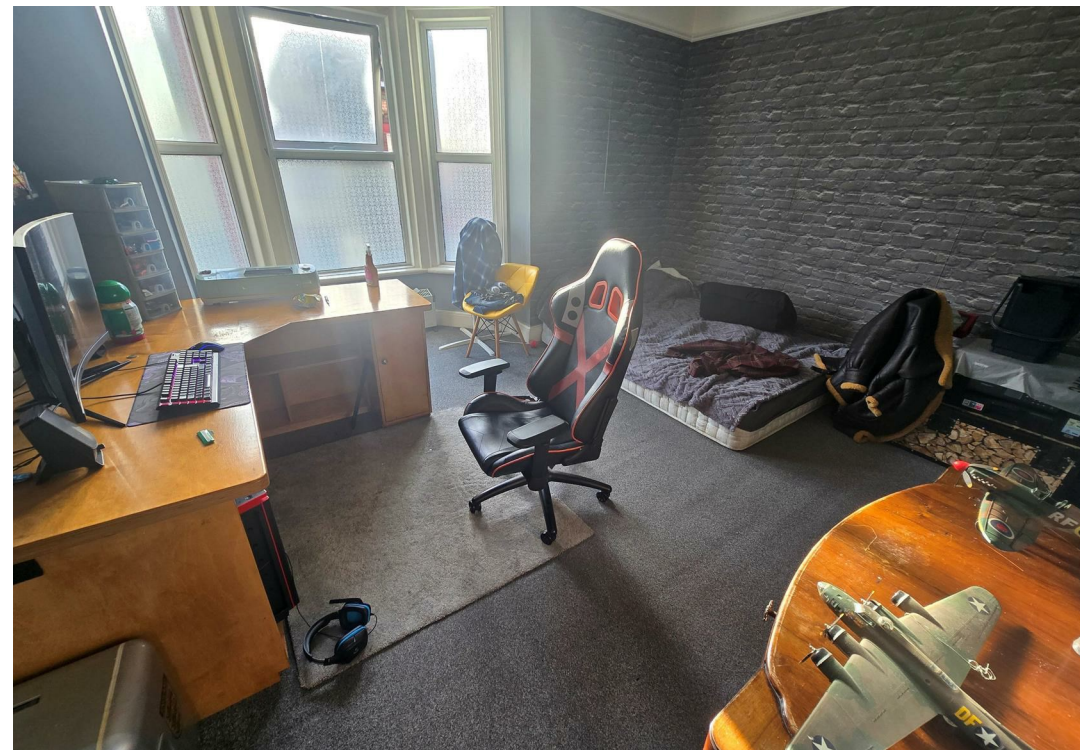
Bay double glazed window to front aspect, double glazed window to front aspect, radiator

### Bedroom 2

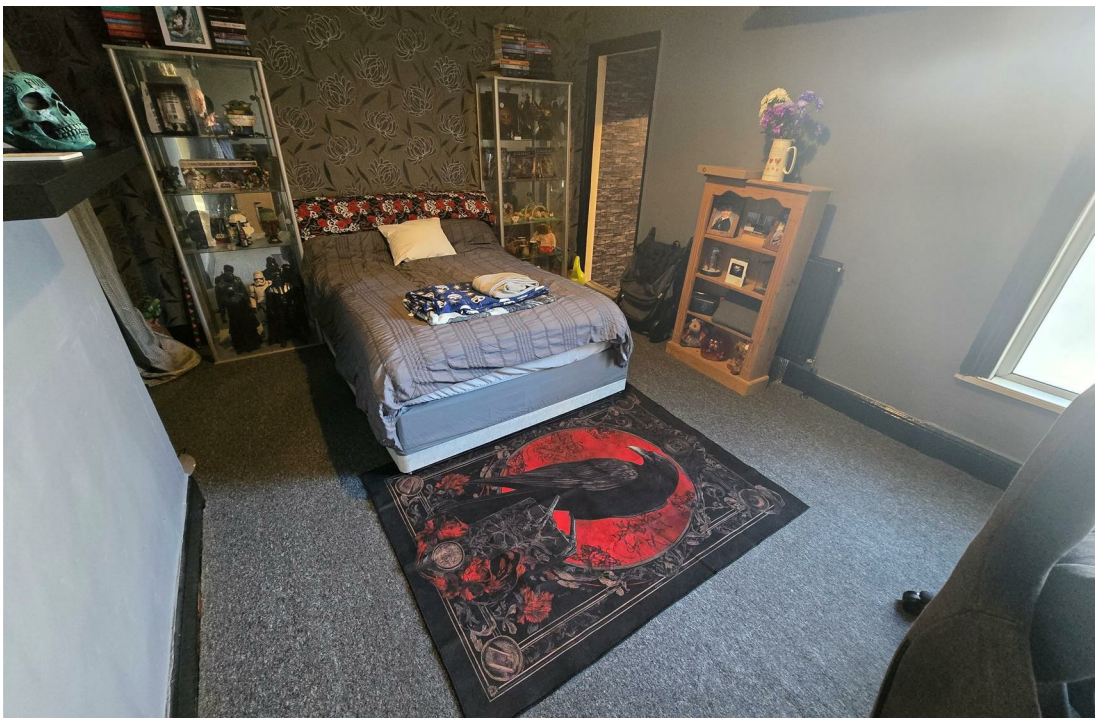
14'7" x 11'0" (4.47 x 3.37)

Storage cupboard, double glazed window to rear aspect, radiator

### Lobby







## WC

Low level WC

## Bedroom 3

11'3" x 8'8" (3.44 x 2.65)

Double glazed window to side aspect, radiator, door to

## Bathroom

10'5" x 8'5" (3.18 x 2.57)

Panel bath, hand basin, opaque double glazed window to side aspect, wall mounted gas boiler

## Outside

Front forecourt. To the rear there is a concrete garden with bushes & shrubs, timber shed, covered yard area

## Tenure

Freehold

## Services

Mains water, electricity, gas, drainage

## Council Tax

Band B

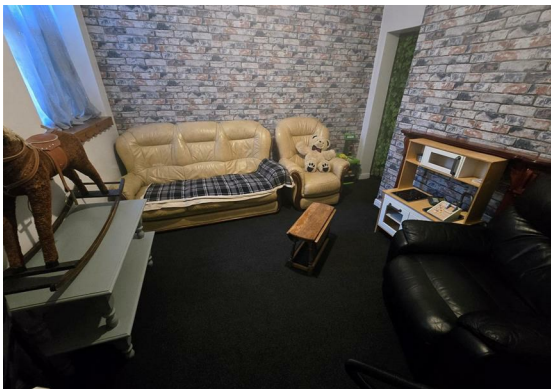
## Location

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.

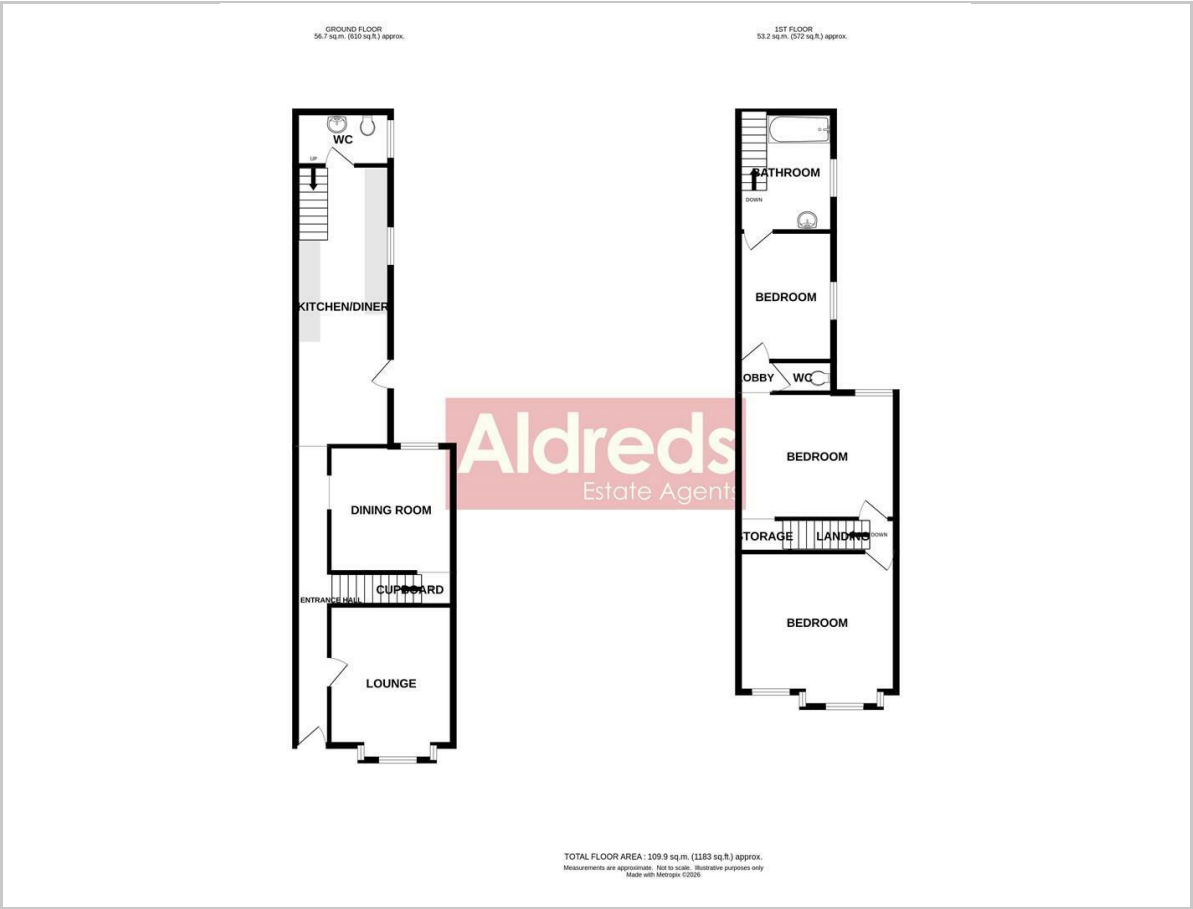
## Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn left into Albany Road where the property is on the left

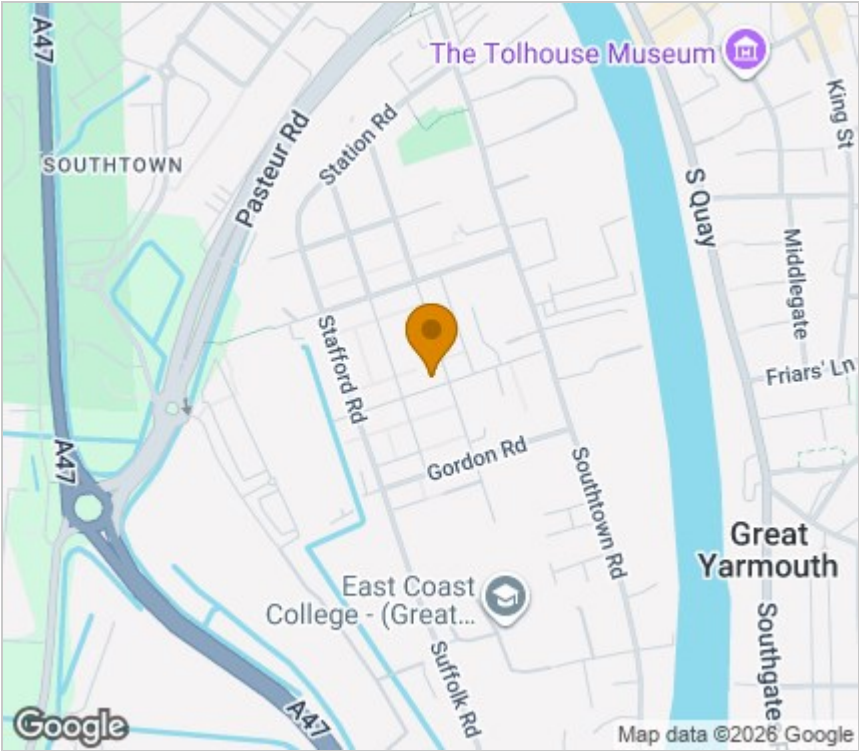
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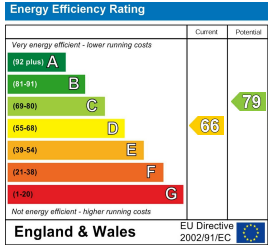
Floor Plan



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.

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