

Aldreds
Estate Agents

17 Maygrove Road

, Great Yarmouth, NR30 1DG

£135,000

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Aldreds are pleased to offer this well presented mid terraced house in a popular location close to local amenities and a short walk to the town centre. This attractive property would make an ideal first home or investment property with accommodation comprising of an entrance porch, lounge, dining room, modern fitted kitchen, rear lobby/utility, ground floor bathroom, small landing and three bedrooms. Outside there is a forecourt and enclosed rear courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Porch

Part double glazed pvc entrance door, internal door to:

Lounge

11'9" x 11'1" (3.59 x 3.39)

Including the chimney breast, plus an understairs storage with three doors for access, television point, radiator, double glazed window to front aspect, door to:

Dining Room

11'10" x 10'3" (3.62 x 3.13)

Radiator, access to:

Kitchen

11'9" maximum x 8'5" narrowing to 7'1" (3.59 maximum x 2.59 narrowing to 2.16)

Modern fitted kitchen with white gloss wall and matching base units with work surfaces over, single drainer sink unit, recess with electric cooker point, part tiled walls, vinyl flooring, double glazed window and glazed skylight roof to rear, access to:

Rear Lobby/Utility

7'3" x 3'3" (2.23 x 1.01)

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

Bathroom

6'7" x 5'1" (2.01 x 1.55)

White suite comprising panelled bath with mains fed shower fitting over, pedestal wash basin, low level wx, chrome towel rail/radiator, extractor fan, vinyl flooring frosted double glazed window to rear.

First Floor Landing

Doors leading off to:

Bedroom 1

12'1" x 11'0" (3.69 x 3.37)

Including the chimney breast, radiator, double glazed window to front aspect, wall mounted gas boiler.















Bedroom 2

12'0" x 10'3" (3.68 x 3.14)

Plus storage recess, double glazed window to rear aspect, radiator, door to:

Bedroom 3

8'8" x 7'1" (2.66 x 2.18)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property is a small walled forecourt. To the rear is an enclosed courtyard garden with a gate leading to a rear service passageway.

Tenure

Freehold

Photos

Some of the imagery has been clarity enhanced using AI.

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

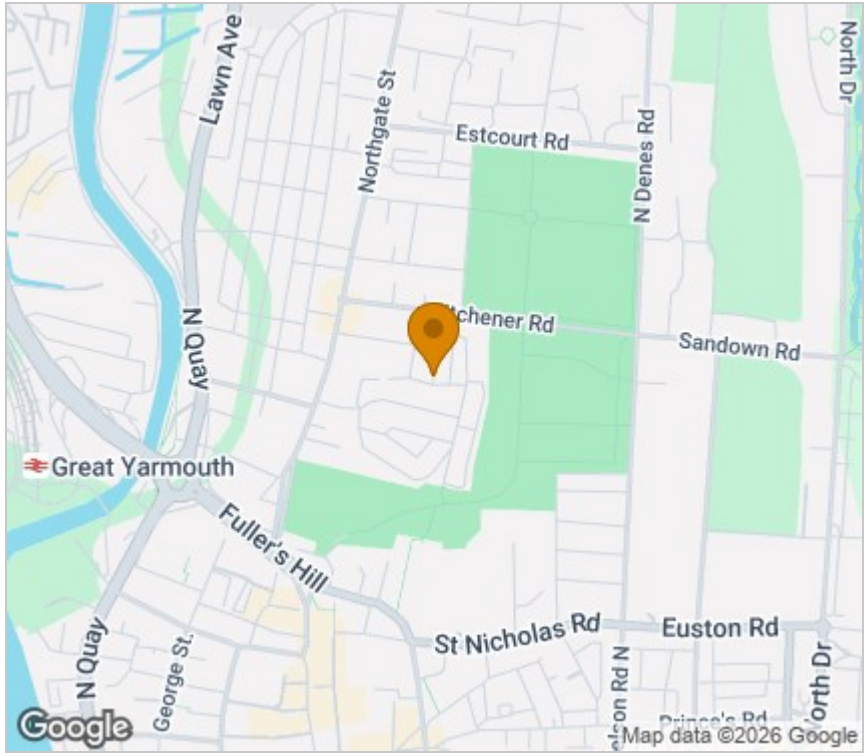
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout turn right into Kitchener Road, turn right into Maygrove Road where the property can be found on the left hand side.

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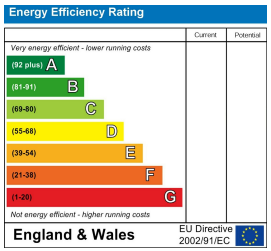
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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