

**Aldreds**  
Estate Agents



5 Jury Street

Great Yarmouth, NR30 1ES

£115,000



## 5 Jury Street

Aldreds are pleased to offer this modernised mid terraced house offered with the benefit of off road parking. The property is ideally situated close to local amenities and would make an ideal first home or investment purchase. The accommodation comprises of an entrance porch leading to a lounge/dining room, kitchen, ground floor bathroom, small landing and two bedrooms. Outside is a small rear yard and forecourt parking. The property also benefits from double glazed windows and gas central heating. Viewing recommended.

### Entrance Porch

Part double glazed pvc entrance door, and internal door, frosted double glazed windows to side aspects.

### Lounge/Dining Room

#### Lounge Area

12'1" x 10'2" (3.70 x 3.12)

Including the chimney breast, wall mount tv point, mock beams to ceiling, double glazed window to front aspect, radiator, open access to:

#### Dining Area

12'0" x 7'4" (3.66 x 2.25)

Including the staircase to first floor with under stairs recess, mock beams to ceiling, double glazed window to rear aspect, radiator, open access to:

#### Kitchen

14'1" x 5'2" (4.30 x 1.58)

Fitted kitchen with white wall and matching base units with granite effect work tops over, recess with electric cooker point, space and plumbing for a washing machine, vinyl flooring, single drainer stainless steel sink unit, two double glazed windows to side aspect, radiator, part tiled walls, part frosted double glazed entrance door, door to:

#### Inner Lobby

Cupboard housing the gas combination boiler, door to:

#### Bathroom

White suite comprising panel bath with electric shower fitting over, low level wc, pedestal wash basin, tiled walls, vinyl flooring, frosted double glazed window to side aspect, radiator,

#### First Floor Small Landing

Doors leading of to:





#### Bedroom 1

11'11" x 10'2" (3.65 x 3.10 )

Including the chimney breast with adjacent wardrobe cupboard, wall mount tv point, radiator.

#### Bedroom 2

9'4" x 7'2" (2.87 x 2.20 )

Double glazed window to rear aspect, radiator, access to the loft space.

#### Outside

To the front of the property is forecourt parking. To the rear of the property is an enclosed yard with a gate to a rear service passageway.

#### Agents Note

The property is being sold with vacant possession and sold as seen.

#### 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 onto Fullers Hill, at the third set of traffic lights turn left into St Nicholas Road, continue past the Sainsbury's superstore and the petrol station, turn left into Factory Road, turn right into Jury Street where the property can be found on the left hand side.

Ref: Y12419/5/25/SV



## 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

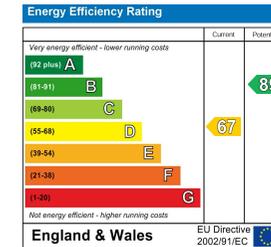
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## Area Map



## Energy Efficiency Graph



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