



16 St Nicholas Terrace Northgate Street
Great Yarmouth, NR30 1BZ
£110,000



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Aldreds are pleased to offer this modernised mid terraced house in a tucked away location close to local amenities in the popular Northgate Street area of the town centre. The property would make an ideal investment property or first home purchase with accommodation comprising of a sitting room, dining room, kitchen, two double bedrooms and bathroom. Outside there is a small rear yard and good sized westerly facing courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Sitting Room

11'1" x 10'4" (3.39 x 3.15)

Including the chimney breast, wood effect laminate flooring, tv point, double glazed window to front aspect, radiator, part double glazed composite entrance door, door to:

Dining Room

11'1" x 9'6" (3.39 x 2.90)

Plus recess with under stairs storage cupboard, stairs to first floor, wood effect laminate flooring, radiator, double glazed door to rear aspect, door to:

Kitchen

9'7" x 5'2" (2.94 x 1.60)

Wood grain finish kitchen with wall and matching base units with work surfaces over, built in electric oven, four ring ceramic hob and extractor hood over, part tiled walls, single drainer sink unit, tiled flooring, double glazed window to rear.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'1" x 10'4" (3.39 x 3.15)

Plus built in storage cupboard and including the chimney breast, fitted carpet, double glazed window to front aspect, radiator.

Bedroom 2

10'4" x 9'6" (3.17 x 2.90)

Double glazed window to rear aspect, radiator, fitted carpet, door to:





Bathroom

9'7" x 5'2" (2.94 x 1.60)

Suite comprising panelled bath with a mains fed shower fitting over, pedestal wash basin, part tiled walls, low level wc, radiator, frosted double glazed window to rear aspect.

Outside

The property is approached via a pedestrian walkway with a generous size low maintenance courtyard garden to the front of the property that faces a westerly direction and is laid with paved patio and established flower beds bordering. At the rear is a small yard and gate leading to the rear service passageway.

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

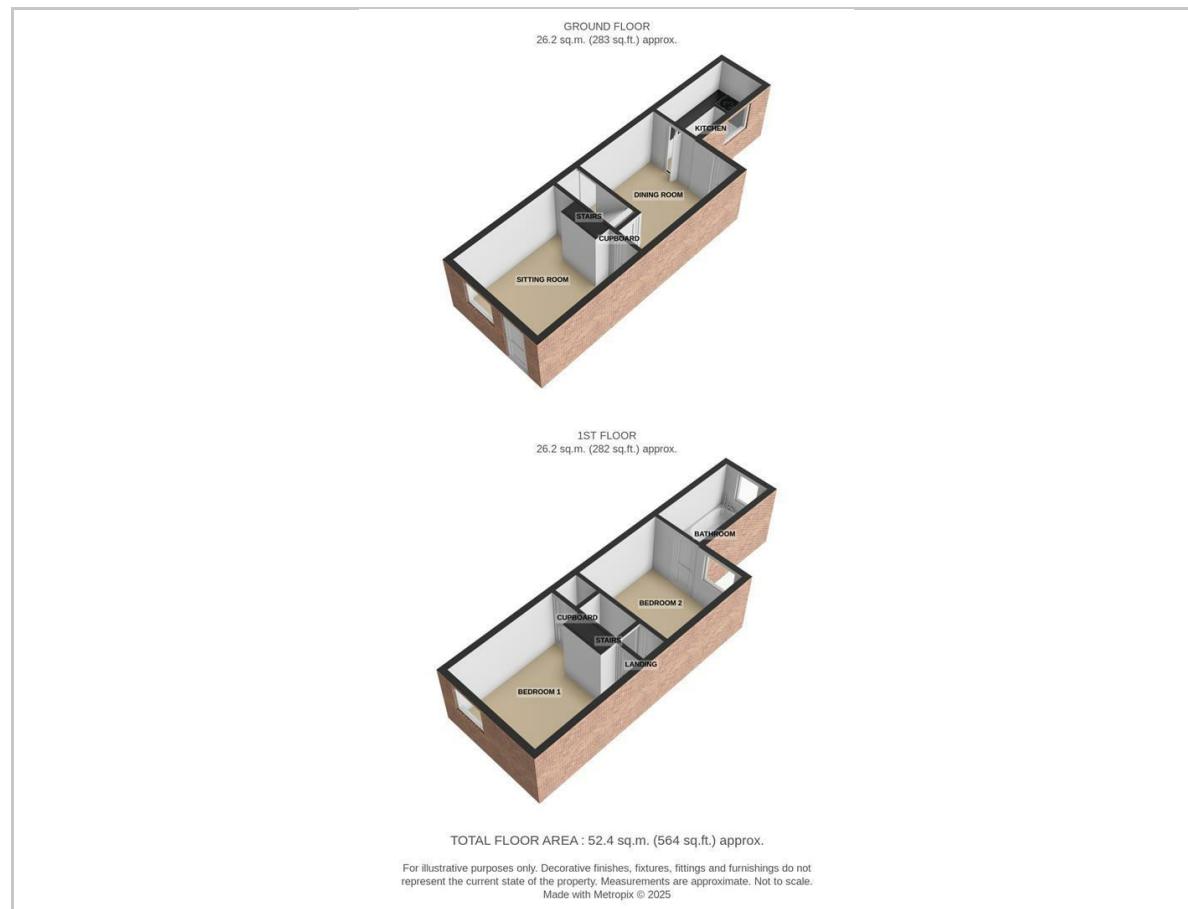
Directions

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, St Nicholas Terrace can be found on the right as a walkway off Northgate Street between the entrance to Stanley Road and Estcourt Road.

Ref: Y12520



Floor Plan



Viewing

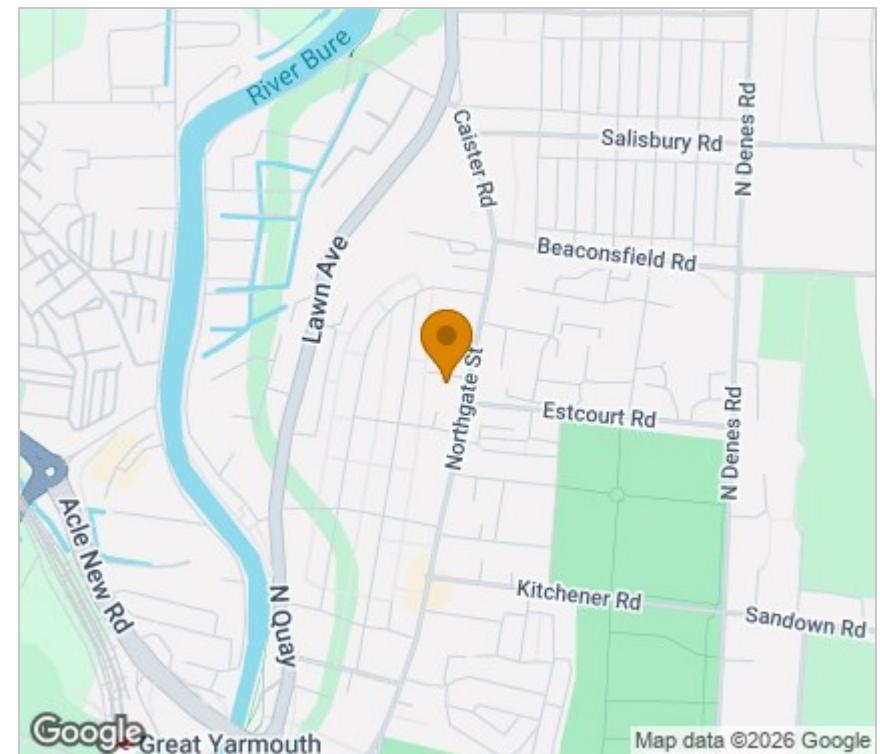
Please contact our Aldreds Great Yarmouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

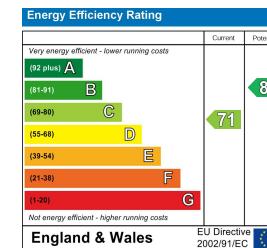
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Area Map



Energy Efficiency Graph



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