



Aldreds
Estate Agents

32 Palgrave Road
, Great Yarmouth, NR30 1QA
Offers Over £130,000



32 Palgrave Road

, Great Yarmouth, NR30 1QA

Aldreds are pleased to offer this attractively presented and deceptively spacious, end terraced house in a popular location close to the town centre and local amenities. The property has been well maintained and offers accommodation comprising of an entrance hall serving a sitting room, dining room, modern kitchen, utility room and spacious ground floor bathroom. On the first floor there are three good sized bedrooms and an en-suite shower room. Outside is a forecourt and westerly facing courtyard garden. The property also benefits from double glazed windows, gas central heating and an early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, radiator, stairs to first floor, wood effect laminate flooring, doors leading off to:

Sitting Room

11'10" x 9'10" (3.62 x 3.00)

Including the chimney breast, wall mount tv point, radiator, double glazed window to front aspect, wood effect laminate flooring.

Dining Room

13'1" x 11'5" (3.99 x 3.49)

Plus under stairs storage cupboard, double glazed window to rear aspect, television point, radiator, wood effect laminate flooring, access to:

Kitchen

12'8" x 7'10" (3.87 x 2.40)

Re-fitted with a modern white gloss finish kitchen with wall and matching base units with marble effect work surfaces over and gloss white splashback panels, gas cooker point, one and a half bowl single drainer white cast sink unit, wall mounted gas boiler, larder cupboard, vinyl flooring, double glazed window to side aspect, part double glazed pvc entrance door, door to:

Utility Room

8'0" x 5'6" (2.44 x 1.69)

Raised platform with space and plumbing for a washing machine and tumble dryer, frosted double glazed window to side aspect, door to:

Family Bathroom

11'1" x 6'9" (3.39 x 2.06)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, vinyl flooring, radiator, frosted double glazed window to side aspect.

First Floor Small Landing

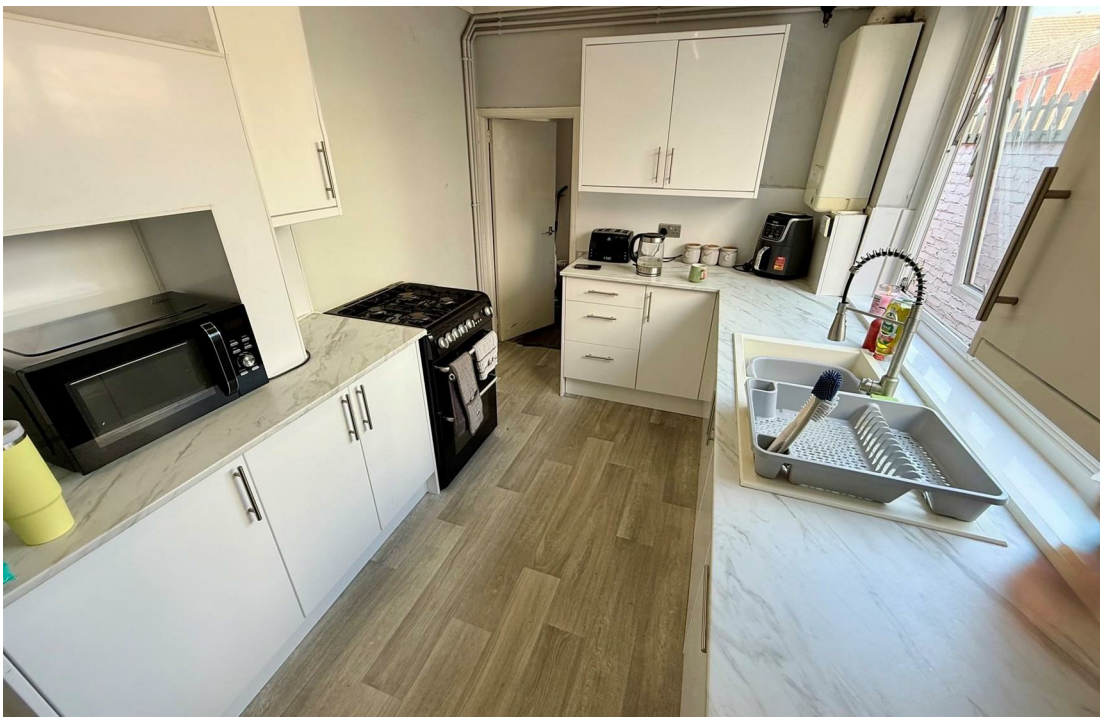
Doors leading off to:

Bedroom 1

13'1" x 12'2" (4.00 x 3.72)

Including an open fronted wardrobe storage, double glazed window to front aspect, radiator, television point.





Bedroom 2

13'1" x 11'5" (4.00 x 3.48)

Plus wardrobe cupboard, double glazed window to rear aspect, radiator, television point, door to:

Bedroom 3/Study

8'0" x 7'10" (2.44 x 2.41)

Including the chimney breast, radiator, double glazed window to side aspect, door to:

En-Suite Shower Room

7'9" x 4'1" (2.38 x 1.27)

Shower cubicle with aqua panelled walls and mains fed shower fitting, low level wc, vanity unit with inset wash basin, vinyl tiled flooring, frosted double glazed window to side aspect.

Outside

To the front of the property is a small walled forecourt. To the rear is a side concreted yard that opens out on to a westerly facing low maintenance courtyard with a gate to a service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

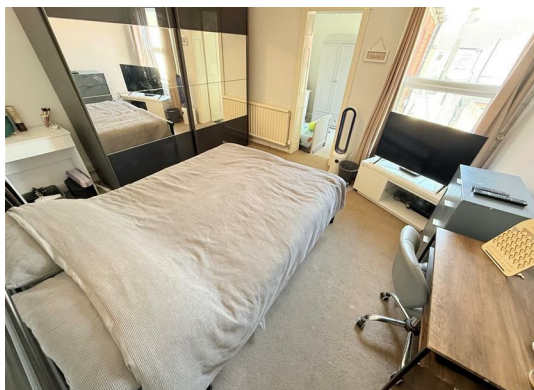
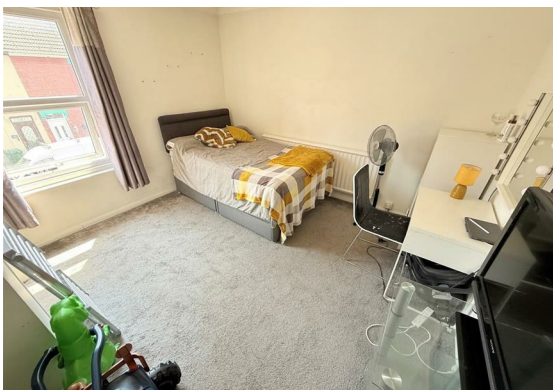
Location

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.

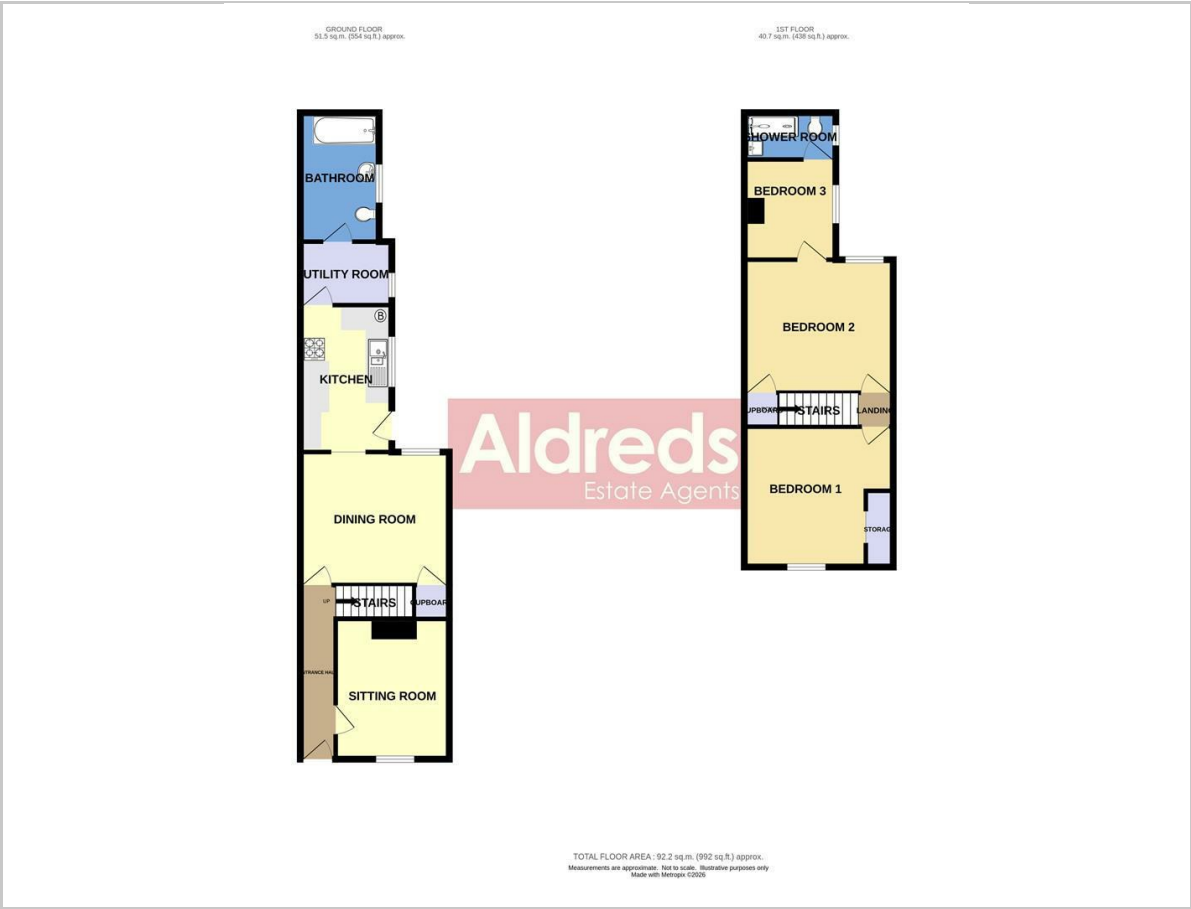
Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, turn right just before the Magistrates Court into Rampart Road, turn left into Palgrave Road where the property can be found part way down on the left hand side.

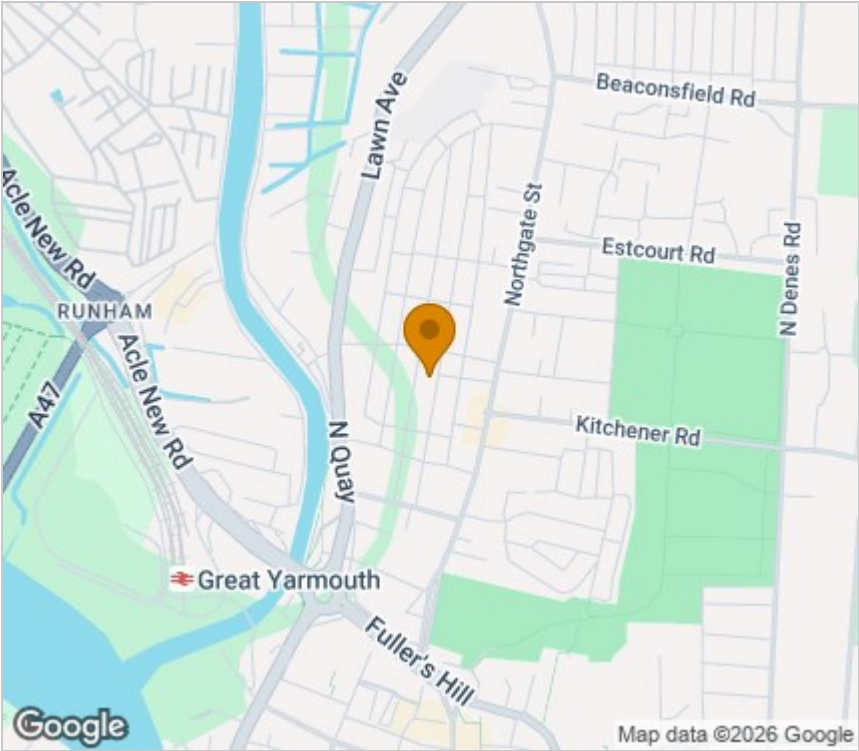
Ref: Y12806/07/26/CF



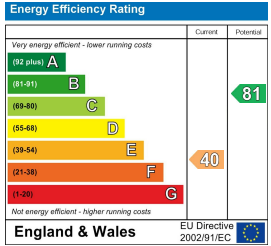
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA