

Aldreds
Estate Agents



102 Garfield Road
, Great Yarmouth, NR30 4JX

£145,000



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A very well presented and spacious, two/three bedroom mid terrace house sitting in this popular Newtown location. The property has an entrance hall opening in to a fantastic lounge/diner. This leads through to a very impressive and well fitted kitchen/breakfast room with a porch and cloakroom to the rear. On the first floor there are two bedrooms, a dressing room/study/bedroom and a well presented bathroom. Gas central heating and double glazing. Front forecourt and rear yard

Entrance Porch

Door to front

Lounge/Diner

24'8" x 11'3" (7.53 x 3.43)

Stairs to landing, double glazed window to front aspect, radiator, inset ceiling lights, two storage cupboards

Kitchen/Breakfast Room

19'8" x 10'5" max 6'6" min (6 x 3.2 max 2 min)

Base & wall units with worktops, double glazed window to rear aspect, two double glazed window to side aspect, radiator, electric hob, electric oven, plumbing for washing machine, inset ceiling lights

Lobby

Door to side

Cloakroom

Low level WC, hand basin

Landing

Bedroom 1

13'6" x 11'3" (4.12 x 3.43)

Inset ceiling lights, double glazed window to front aspect, radiator

Bedroom 2

10'11" x 8'2" plus recess (3.35 x 2.5 plus recess)

Double glazed window to rear aspect, radiator





Dressing Room/Study/Bedroom 3

8'2" x 6'6" (2.5 x 2)

Double glazed window to side aspect, radiator, storage cupboard, door to

Bathroom

6'5" x 6'1" (1.97 x 1.87)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, radiator

Outside

To the front there is a paved forecourt. Rear yard

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band A

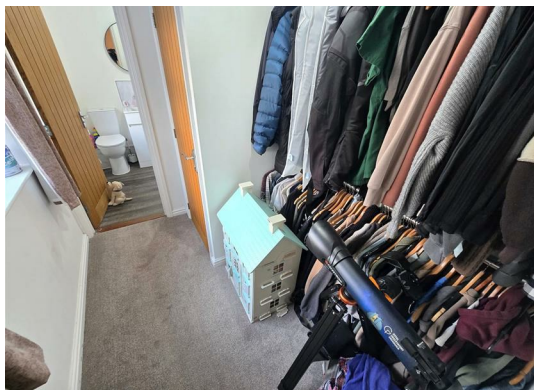
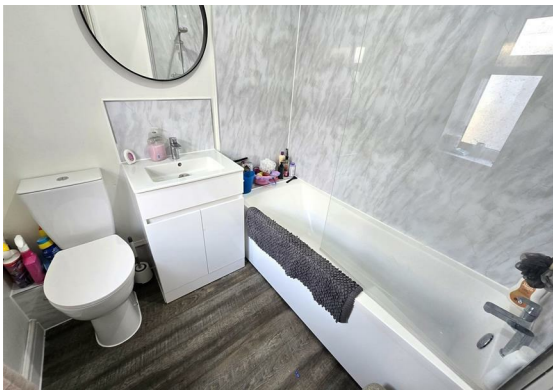
Location

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.

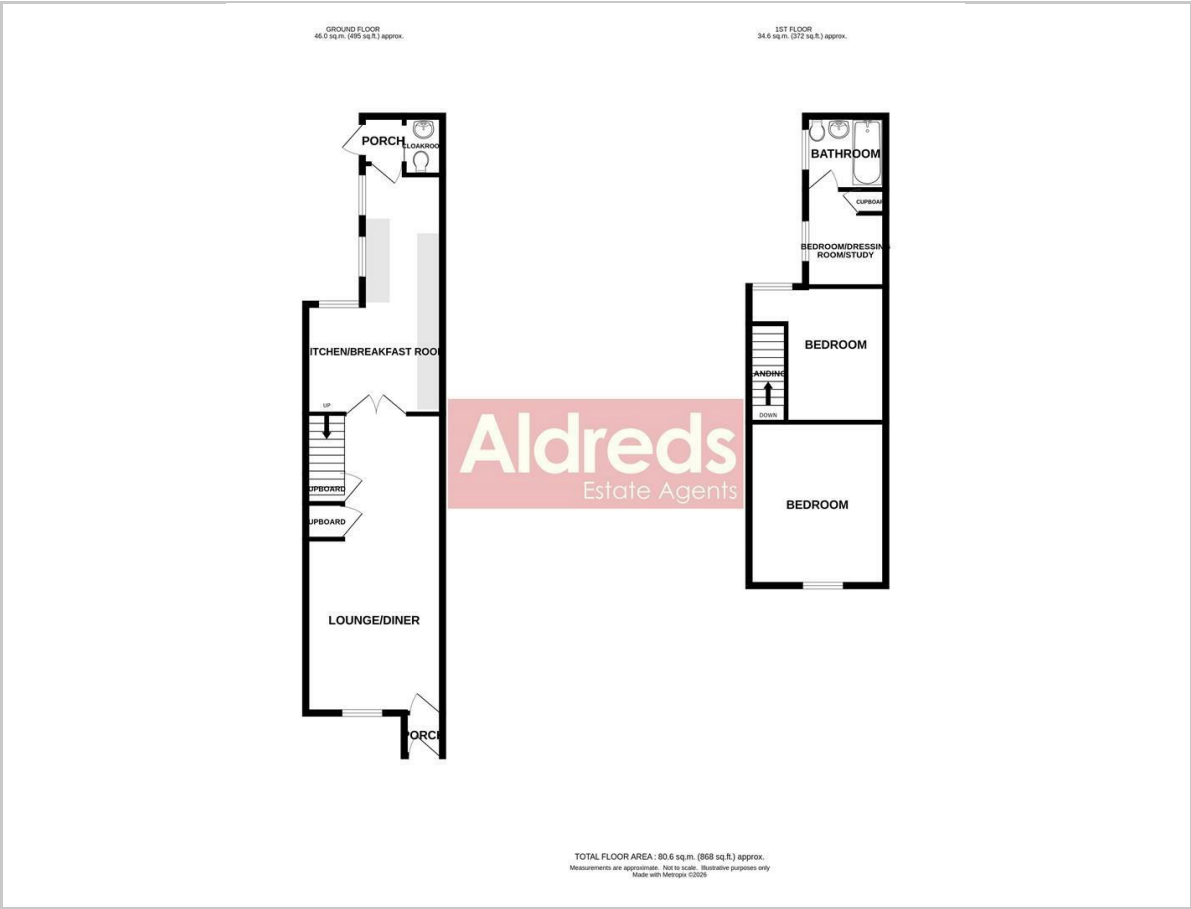
Directions

From Haven Bridge, proceed North along North Quay, at the roundabout take the third exit and follow the inner relief road, at the first set of traffic lights turn left into Northgate Street, continue for approximately one third of a mile, at the second mini roundabout turn right into Beaconsfield Road, take the second turning left into Garfield Road where the property can be found on the right

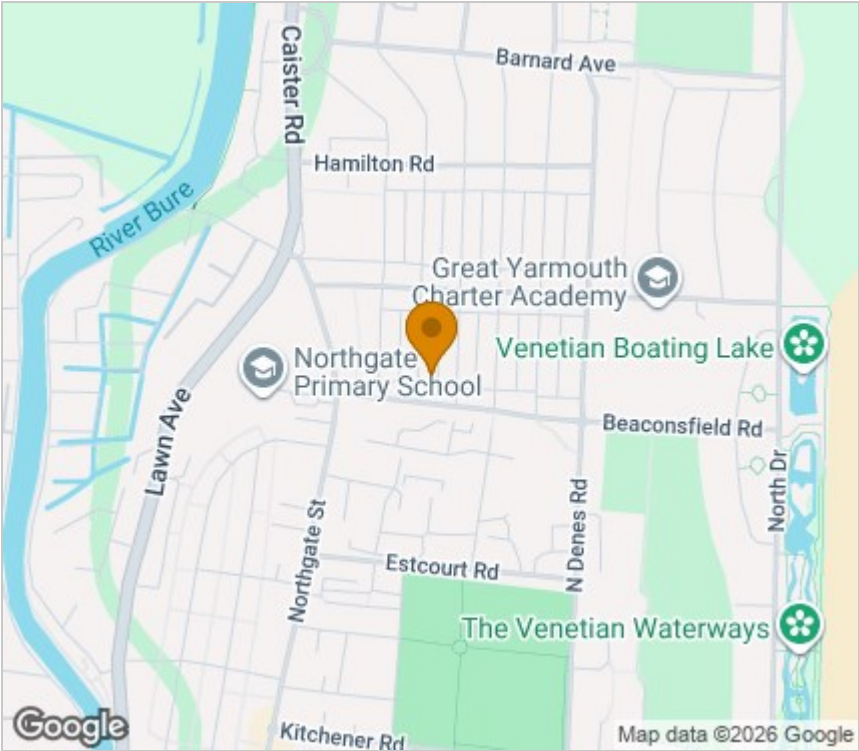
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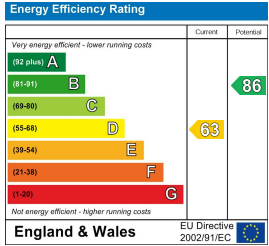
Floor Plan



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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