

Aldreds
Estate Agents

11 Melrose Terrace

, Great Yarmouth, NR30 3BN

£105,000

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Aldreds are pleased to offer this deceptively spacious end terraced house that would make an ideal first home or investment purchase with a flexible layout comprising of an entrance lobby, sitting room, dining room, kitchen and shower room on the ground floor. On the first floor there are two bedrooms and a further shower room. The property could easily be split in to two one bedroom flats due to the current layout. Outside there is a small rear yard area. The property also benefits from double glazed windows. An early viewing is recommended

Entrance Lobby

Part double glazed composite entrance door, stairs to first floor, door to:

Dining Room

12'8" x 8'10" (3.87 x 2.71)

Shelved alcove, double glazed window to front aspect, door to kitchen and access via the under stairs recess to:

Sitting Room

12'7" x 10'9" (3.84 x 3.30)

Including the chimney breast with a painted cast iron fireplace, storage alcove, double glazed window to front aspect, television point.

Kitchen

9'1" x 7'11" (2.77 x 2.43)

White gloss fitted kitchen with wall and matching base units with polished finish work surfaces over, single drainer stainless steel sink unit with instant hot water heater over, double glazed window to front and frosted high level double glazed window to rear, space and plumbing for a washing machine and tumble dryer, electric cooker point, part tiled walls, access to:

Rear Lobby

Part frosted double glazed pvc rear entrance door, doors leading off to:

Shower Room

5'8" x 3'10" (1.74 x 1.19)

Tiled shower cubicle with an electric shower fitting, frosted double glazed window to rear aspect.

Cloakroom

Low level wc, hand wash basin with instant hot water heater over, frosted double glazed window to rear aspect.

First Floor Landing

Doors leading off to:















Bedroom 1
12'7" x 10'9" (3.84 x 3.28)

Including the chimney breast, single drainer stainless steel sink unit, double glazed window to front aspect, wardrobe cupboard.

Bedroom 2
12'6" x 9'2" (3.83 x 2.81)

Double glazed window to front aspect, door to:

En-Suite Shower Room
8'5" x 7'10" (2.57 x 2.39)

Aqua panelled shower cubicle with electric shower fitting, part tiled walls, pedestal wash basin, low level wc, frosted double glazed window to front aspect, electric towel rail/radiator.

Outside
To the rear is a small enclosed yard with a gated entrance.

Tenure
Freehold

Services
Mains water, electric 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.

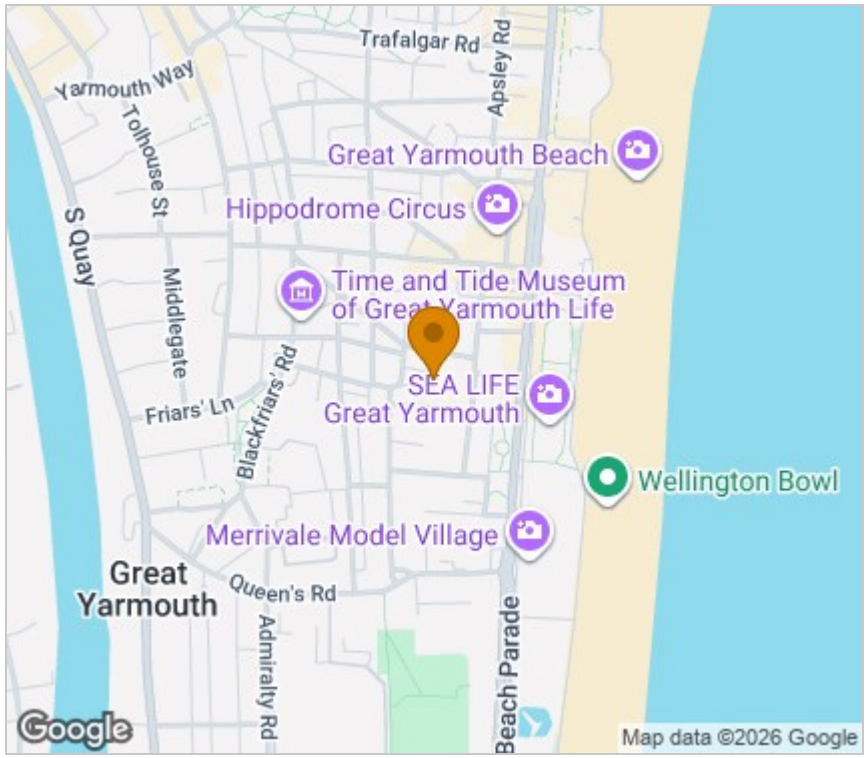
Directions
From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right then immediately left into St Peters Road, continue to the mini roundabout and turn right into Nelson Road Central and continue towards the bottom and follow the road around to the left and continue straight ahead where Melrose Terrace can be found at the bottom and the house on the left hand corner.

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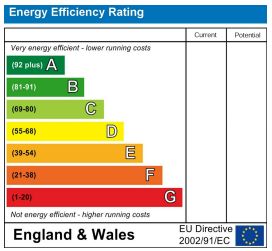
Floor Plan



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.

Disclaimer
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