



Aldreds
Estate Agents

25 Hamilton Road
, Great Yarmouth, NR30 4NB
Asking Price £220,000



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Sitting on the popular Hamilton Road in the Newtown area of Great Yarmouth, we are delighted to offer this extremely well presented and spacious three bedroom mid terrace house. The property benefits from an entrance hall and all bedrooms & bathroom leading separately off landing. The house has a good sized landscaped rear garden. Internally the property is in excellent order having been renovated in 2022 and an internal inspection is essential. The property also benefits from gas central heating, double glazing and a new roof in 2025.

Entrance Hall

Stairs to landing, door to front, under stair cupboard, radiator

Lounge/Diner

22'4" max x 12'7" max 10'6" min (6.83 max x 3.85 max 3.22 min)

Double glazed window to front aspect with shutters, double glazed French doors to rear garden, two radiators

Kitchen

15'8" x 7'9" (4.8 x 2.38)

Base & wall units with worktops, double glazed window to side aspect, double glazed window to rear aspect, door to garden, part tiled walls, gas hob, electric oven, plumbing for dishwasher, plumbing for washing machine

Landing

Bedroom 1

16'2" x 10'11" (4.93 x 3.34)

Two double glazed windows to front aspect both with shutters radiator

Bedroom 2

10'7" x 9'10" (3.23 x 3)

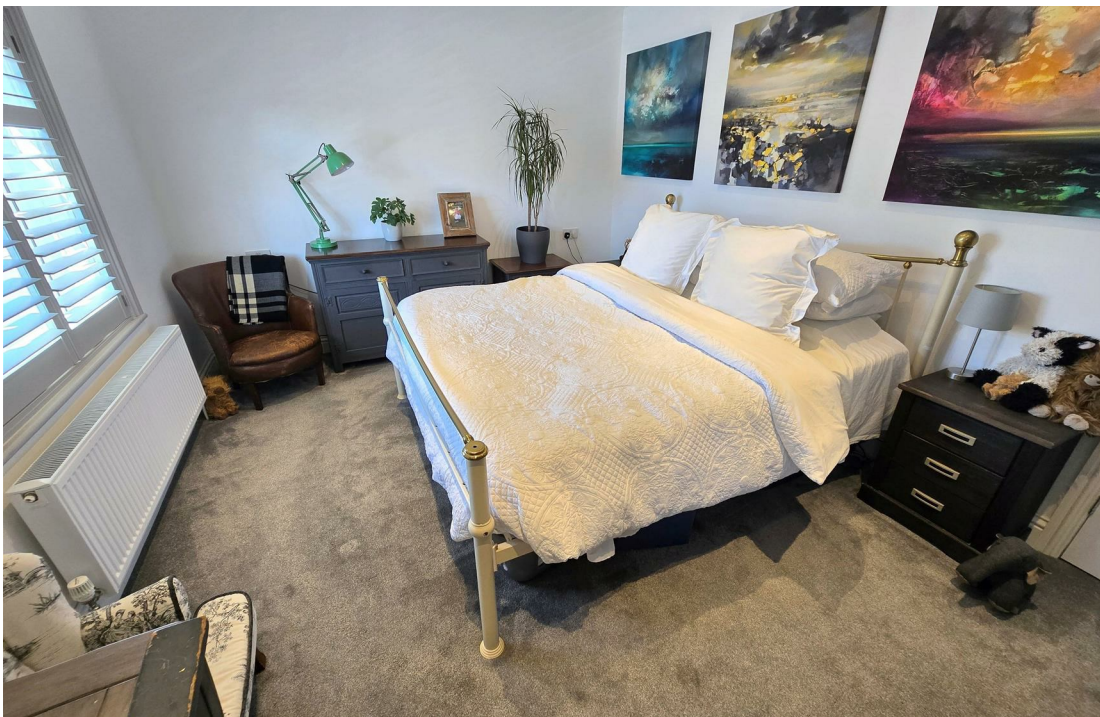
Double glazed window to rear aspect, radiator

Bedroom 3

9'3" x 7'10" (2.83 x 2.4)

Double glazed window to rear aspect, radiator





Bathroom

6'0" x 4'11" (1.85 x 1.5)

Panel bath, hand basin, low level WC, part tiled walls, loft access, heated towel rail, opaque double glazed window to side aspect

Outside

To the front there is a shingle forecourt with pathway to front door. To the rear there is a Mediterranean style landscaped garden which is paved with raised beds, shed

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

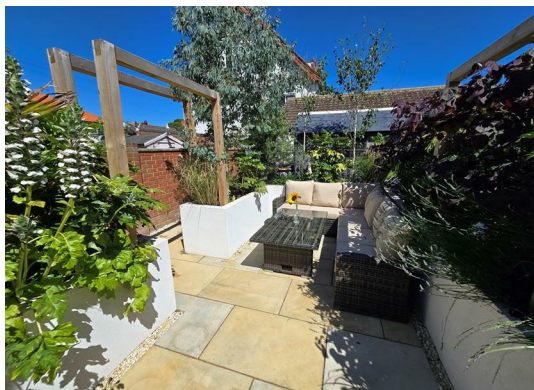
Location

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.

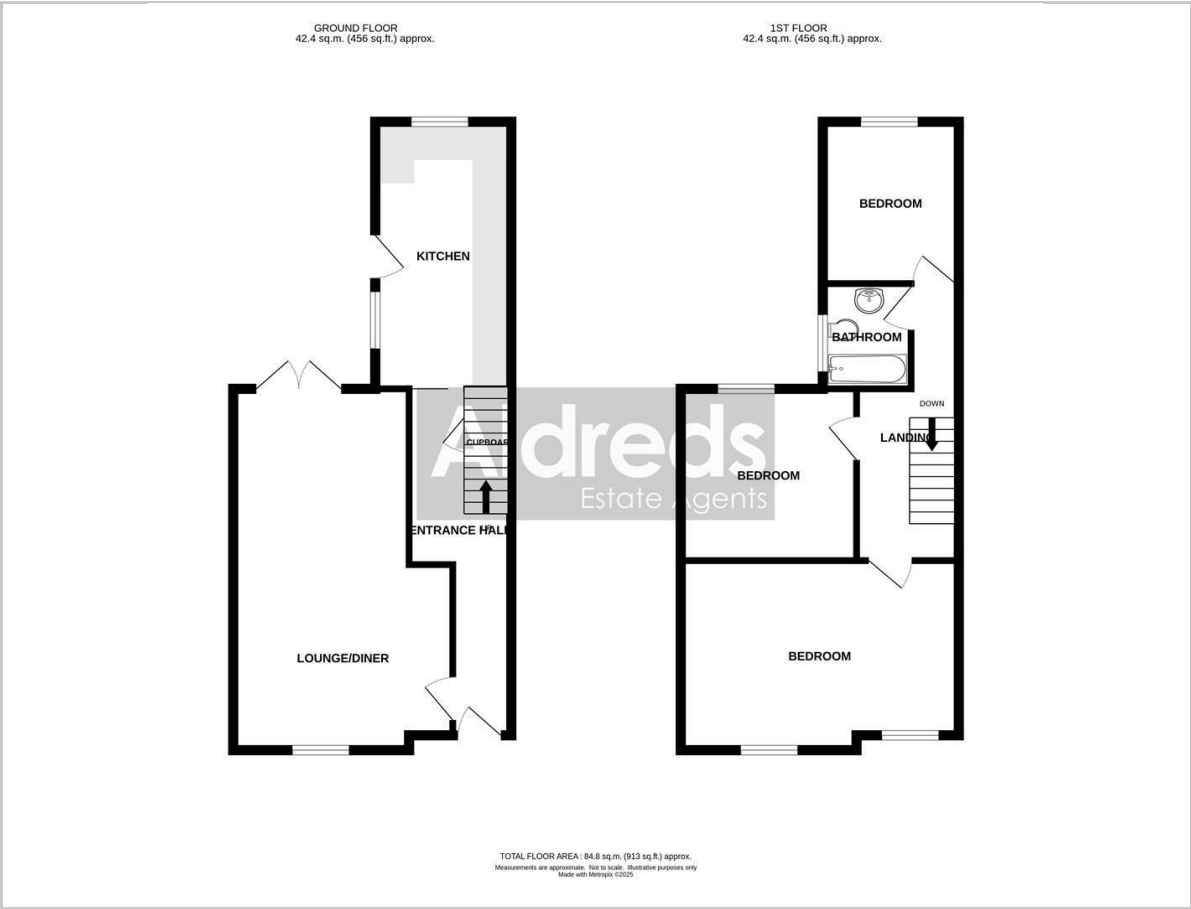
Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road where the property can be found on the left hand side after a couple of hundred yards.

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Floor Plan

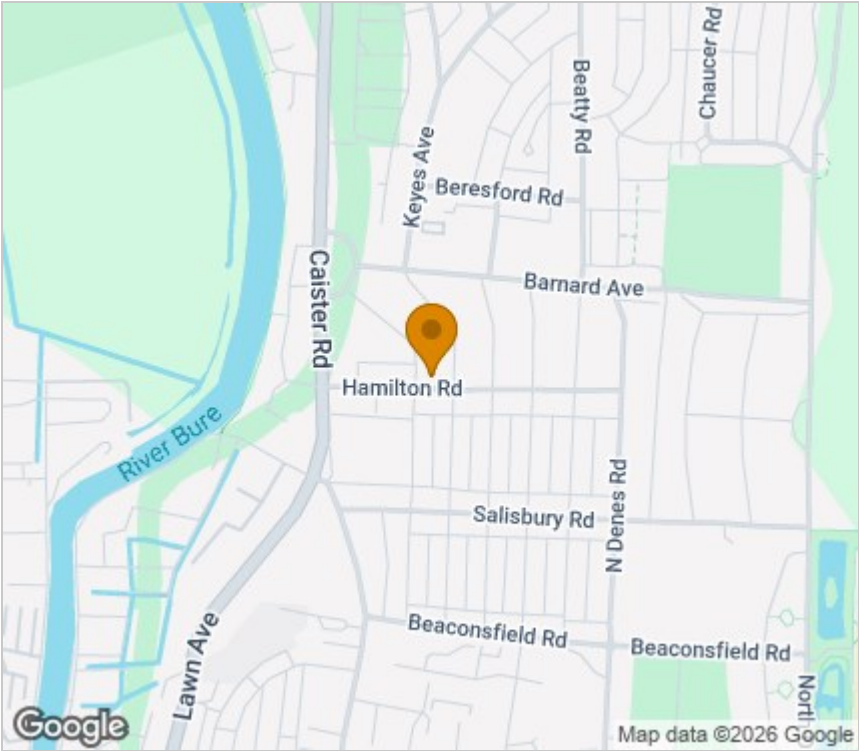


Viewing

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.

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Area Map



Energy Efficiency Graph

