

**Aldreds**  
Estate Agents



15 Elsie Road

Great Yarmouth NR31 0BN

£120,000



## 15 Elsie Road

Great Yarmouth NR31 0BN

Aldreds are pleased to offer this well presented, modernised mid terraced house in a popular convenient location close to local amenities and a short walk in to the town centre. The property offers a lounge, dining room, modern fitted kitchen and bathroom on the ground floor with three separate bedrooms off landing on the first floor. Outside is a westerly facing front courtyard and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free. This attractive house would suit either an investor or as a first home purchase.

### Lounge

12'0" x 11'3" (3.66 x 3.45)

Including the chimney breast, part double glazed pvc entrance door, double glazed window to front aspect, radiator, fitted carpet, door to:

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

11'6" x 11'1" (3.51 x 3.38)

Including the chimney breast, plus understairs storage cupboard, radiator, double glazed window to rear, door to:

### Kitchen

11'7" x 6'6" (3.54 x 2.0)

Fitted modern kitchen with grey gloss finish wall and matching base units with work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, part tiled walls, tiled flooring, space and plumbing for a washing machine, double glazed window to side aspect, part double glazed rear entrance door, door to:

### Bathroom

8'10" x 6'5" (2.70 x 1.97)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, mainly tiled walls, tile effect vinyl flooring, extractor fan, chrome towel rail/radiator, cupboard housing the gas boiler, frosted double glazed window to side aspect.

### First Floor Landing

Radiator, doors leading off to:





### Bedroom 1

11'11" x 11'7" (3.64 x 3.54)

Including the chimney breast, radiator, double glazed window to front aspect, built in storage cupboard.

### Bedroom 2

11'2" x 7'7" (3.41 x 2.32)

Double glazed window to rear aspect, radiator.

### Bedroom 3

11'6" x 6'9" (3.53 x 2.08)

Double glazed window to side aspect, radiator.

### Outside

To the front of the property is a low maintenance westerly facing courtyard garden. To the rear is an enclosed yard with a gate leading to a rear service road.

### 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 \* Racecourse \* 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 west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Elsie Road can be found on the left.

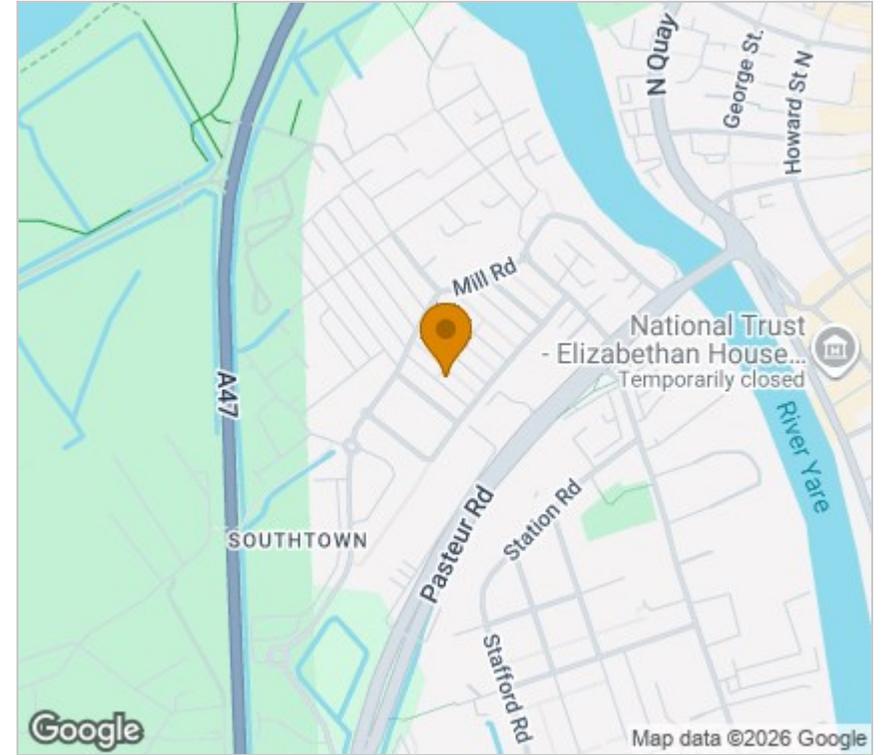
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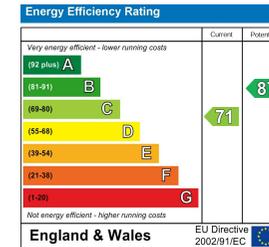
## Floor Plan



## 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.

### Disclaimer

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