

Aldreds
Estate Agents



11 Firs Avenue

Ormesby, Great Yarmouth, NR29 3RT

Guide Price £230,000-£240,000



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GUIDE PRICE £230,000 to £240,000 Sitting on the popular Firs Avenue, we are pleased to offer this spacious and well presented two bedroom (formerly three bedroom) detached bungalow. The property benefits from an entrance porch, lounge, kitchen/diner, inner hallway with study area, two bedrooms, lean to and bathroom. Oil central heating and double glazing. Gardens to front and rear. Driveway to garage. Offered with no chain

Entrance Porch

Door to front, storage cupboard

Lounge

15'5" x 14'4" max (4.72 x 4.37 max)

Electric fire with marble effect insert and wood surround, double glazed window to front aspect, radiator

Kitchen/Diner

14'5" max 9'6" min x 11'1" max 7'6" min (4.4 max 2.91 min x 3.38 max 2.31 min)

Base & wall units with worktops, door to side, double glazed window to side aspect, double glazed window to front aspect, storage cupboard with oil boiler, plumbing for washing machine sink with drainer, electric cooker point, radiator

Inner Hallway

Incorporating what was Bedroom 3 to make study area. walk in cupboard, radiator, door to lean to

Bedroom 1

10'11" x 9'8" plus recess (3.33 x 2.97 plus recess)

Double glazed window looking on to lean to, radiator

Bedroom 2

10'11" x 8'10" (3.34 x 2.7)

Double glazed window to rear aspect, radiator

Lean to

16'0" x 6'2" (4.9 x 1.9)

Double glazed patio doors to rear





Bathroom

8'10" x 5'6" (2.7 x 1.7)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect, tiled walls, radiator

Outside

To the front there is a driveway leading to garage, the garage has an up & over door. lawned garden with borders. To the rear there is a paved and shingle garden, timber shed, oil tank

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties bus service operates to the City of Norwich.

Directions

From the Yarmouth office, head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout take the left hand exit onto the A149 Cromer Road, continue for approximately two miles, turn right into Ormesby St Margaret, continue to just before the village green, turn left into West Road, continue for approximately three hundred yards, take the second main turning left into Firs Avenue where the property can be found on the right hand side.

Ref Y12656/03/26



