

**Aldreds**  
Estate Agents

35 Keyes Avenue  
, Great Yarmouth, NR30 4AF  
£205,000





## 35 Keyes Avenue

, Great Yarmouth, NR30 4AF

Aldreds are pleased to offer this deceptively spacious, bay fronted mid terraced house in a much sought after area to the north of the main town centre. The property would make an ideal family home with a flexible living space comprising of an entrance porch, entrance hall, lounge leading through to a dining room with a walk in pantry, spacious extended kitchen/breakfast room, conservatory and cloakroom. On the first floor are three separate bedrooms, shower room and separate wc. Outside there are low maintenance front and rear gardens and a garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Porch

Part double glazed pvc entrance door with double glazed windows to either side, part double glazed pvc internal door to:

### Entrance Hall

Stairs to first floor with under stairs cupboard, radiator, wood effect laminate flooring, doors leading off to:

### Lounge

13'3" x 11'2" (4.06 x 3.41)

Plus double glazed bay window to front aspect and including the brick chimney breast with a raised hearth and inset coal effect electric fire, tv point, radiator, sliding glazed casement doors to:

### Dining Room

11'3" x 11'3" (3.45 x 3.45)

Including the chimney breast with an inset Baxi gas fire with back boiler for central heating, glazed casement doors to conservatory, radiator, walk in pantry cupboard.

### Kitchen/Breakfast Room

14'0" x 7'5" (4.29 x 2.28)

Extensively fitted kitchen with white wall and matching base units with wood effect work surfaces over, built in double electric oven, four ring gas hob, tiled flooring, part tiled walls, space and plumbing for a washing machine, single drainer stainless steel sink unit, tv point, radiator, double glazed window to rear, door to:

### Conservatory

6'10" x 6'7" (2.09 x 2.03)

Brick and pvc double glazed construction with poly carbonate roof over, tiled flooring, part double glazed pvc door to rear, door to:

### Cloakroom

Low Level wc, frosted double glazed window to rear.

### First Floor Landing

Access to the loft space, doors leading off to:







#### Bedroom 1

11'5" x 11'4" (3.50 x 3.46)

Including the chimney breast and fitted double wardrobe cupboards to either side, radiator, double glazed window to front aspect.

#### Bedroom 2

11'5" x 11'4" (3.50 x 3.47)

Including the chimney breast and fitted double wardrobe cupboards to either side, radiator, double glazed window to rear aspect.

#### Bedroom 3

8'1" x 7'10" (2.48 x 2.41)

Double glazed window to front aspect, radiator.

#### Shower Room

Walk in shower cubicle with electric shower fitting, mainly aqua panelled walls and part tiled, radiator, frosted double glazed window to rear aspect, tiled flooring.

#### Separate WC

Low level wc, frosted double glazed window to rear aspect.

#### Outside

To the front of the property is a low maintenance garden laid with concrete patio/pathways with slate chip infill and side borders. To the rear is a westerly facing rear garden laid with paved patio and fenced boundaries. Single non standard garage with double doors on to Hawkins Close and a personal door in to the garden.

#### Tenure

Leasehold - 999 year lease from 1929 - Peppercorn ground rent of £2.66 per annum.

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

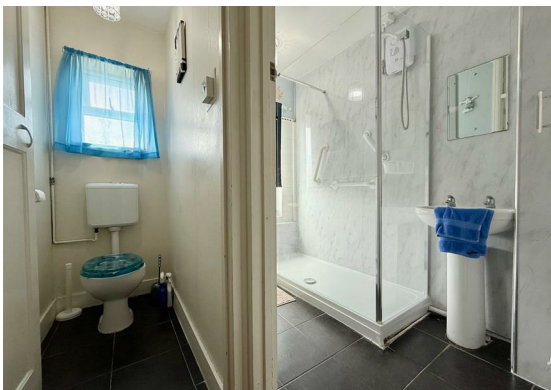
#### Location

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, take the third turning right into Barnard Crescent, bear left into Barnard Avenue, turn left into Keyes Avenue where the property can be found on the left hand side marked by our 'For Sale' board.

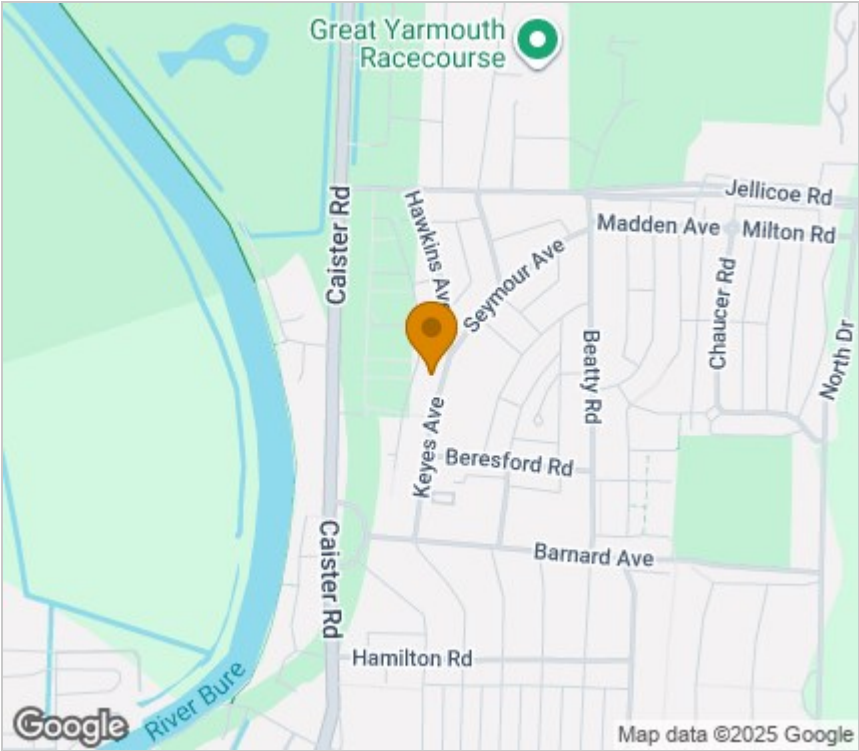
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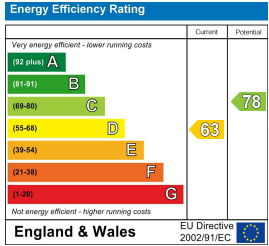
Floor Plan



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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