

Aldreds
Estate Agents

8 Albany Road
Great Yarmouth NR31 0EE
£190,000



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Aldreds are pleased to offer this modernised and immaculately presented, bay fronted terraced house in a convenient location for local amenities and within easy reach of Great Yarmouth & Gorleston town centres. The property would make an ideal first home or flexible living space for a growing family with accommodation comprising of an entrance hall leading to the dining room, lounge, inner lobby, cloakroom and superb kitchen/breakfast room which has been re-fitted with a quality white gloss kitchen with appliances. On the first floor a landing serves three good size separate double bedrooms and a large bathroom. Outside there is a front forecourt and generous sun trap south facing court yard with brick built workshop/store. The property also benefits from double glazed windows, gas central heating and an early viewing is a must to appreciate the size and quality this property offers.

Entrance Hall

Part double glazed pvc entrance door, wood effect laminate flooring, deep under stairs cupboard, radiator, door to:

Dining Room

14'6" x 11'5" (4.42 x 3.48)

Double glazed window to rear aspect, radiator, wood effect laminate flooring, feature raised steps leading to the staircase to the first floor and access to:

Lounge

12'4" x 10'11" (3.76 x 3.33)

Plus a double glazed bay window to front aspect, radiator, wall mount tv point, door to hall.

Inner Lobby

Vinyl flooring, door to kitchen and access to:

Cloakroom

Low level wc, tiled walls, frosted double glazed window to side aspect, wall mounted gas combination boiler, vinyl flooring.

Kitchen/Breakfast Room

Breakfast Room Area

9'4" x 8'8" (2.87 x 2.65)

Double glazed window to side aspect, part double glazed pvc rear entrance door, radiator, vinyl flooring, open access to:

Kitchen Area

14'10" x 8'3" (4.53 x 2.53)

Extensively fitted with a recently installed quality white gloss kitchen with wall and matching base units with grey modern square edge work surfaces and matching upstands over, inset single drainer stainless steel sink unit, built in electric oven, four ring gas hob with incorporated extractor hood over, space and plumbing for a washing machine and dishwasher (appliances included), integrated fridge/freezer, par tiled walls, double glazed window to rear aspect, vinyl flooring.

First Floor Landing

Access to the loft space, radiator, fitted carpet, doors leading off to:

Bedroom 1

13'0" x 12'4" (3.97 x 3.77)

Plus a bank of fitted wardrobes to one wall plus a double glazed bay window to front aspect, fitted dressing table/drawers, radiator, fitted carpet.





Bedroom 2

11'5" x 11'3" (3.49 x 3.44)

Plus an over stairs wardrobe cupboard, radiator, double glazed window to rear aspect, fitted carpet.

Bedroom 3

9'1" x 8'10" (2.77 x 2.70)

Double glazed window to side aspect, radiator, fitted carpet.

Bathroom

14'10" x 5'9" (4.53 x 1.77)

White suite comprising curved panelled bath with mains fed shower fitting over, low level wc, vanity unit with inset wash basin, tiled walls, radiator, two frosted double glazed windows to side aspect.

Outside

To the front of the property is a small walled forecourt. To the rear is a suntrap south facing courtyard garden with concrete and paved areas providing an ideal space to relax in. A gate leads to a rear service passageway. There is also a useful brick built store/workshop with power connected that could easily be adapted to form an outside office/study for those wishing to work from home.

Tenure

Freehold

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 west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn right into Albany Road and continue towards the far end of the road where the property can be found on the right hand side.

Ref: Y12402/05/25/CF



Floor Plan

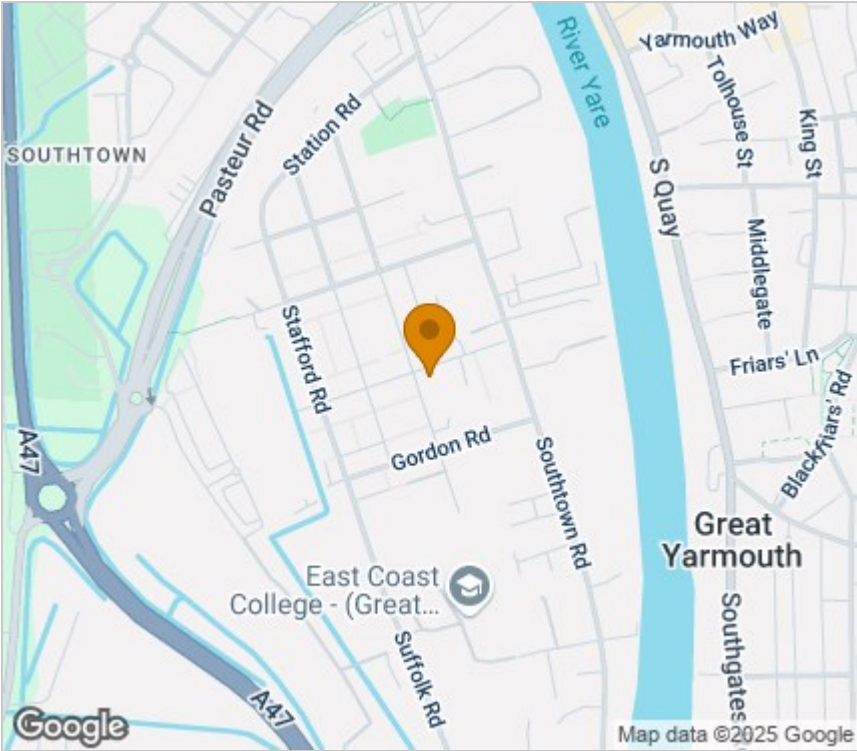


Viewing

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

