Aldreds
Estate Agents

20 Paget Road

, Great Yarmouth, NR30 2DN

£240,000

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Sitting close to the seafront we offer this imposing four storey building split in to four flats. Three of the flats are currently let and when fully let the building can produce around £24,000 per annum gross. Rear Yard. Double glazing and electric heating. Sitting in a conservation area.

COMMUNAL ENTRANCE HALL LANDING AND STAIRS

BASEMENT FLAT

Kitchen/Diner
17'0" x 11'9" (5.2 x 3.6)
Base & wall units with worktops, double glazed window to rear aspect, plumbing for washing machine, electric cooker point

Lounge/Bedroom
12'9" x 12'7" (3.91 x 3.85)
Double glazed window to front aspect, electric heater

Store Room
9'1" x 3'3" (2.78 x 1)
Double glazed window to front aspect

Shower Room
7'6" x 4'0" (2.3 x 1.24)
Shower in cubicle, hand basin, low level WC

GROUND FLOOR FLAT

Kitchen/Diner
Base & wall units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

Lounge/Bedroom
12'9" plus bay x 12'7" (3.91 plus bay x 3.85)
Bay double glazed window to front aspect, electric heater

Bathroom
Accessed across communal hall. Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect.

FIRST FLOOR FLAT
All rooms accessed separately off communal hall

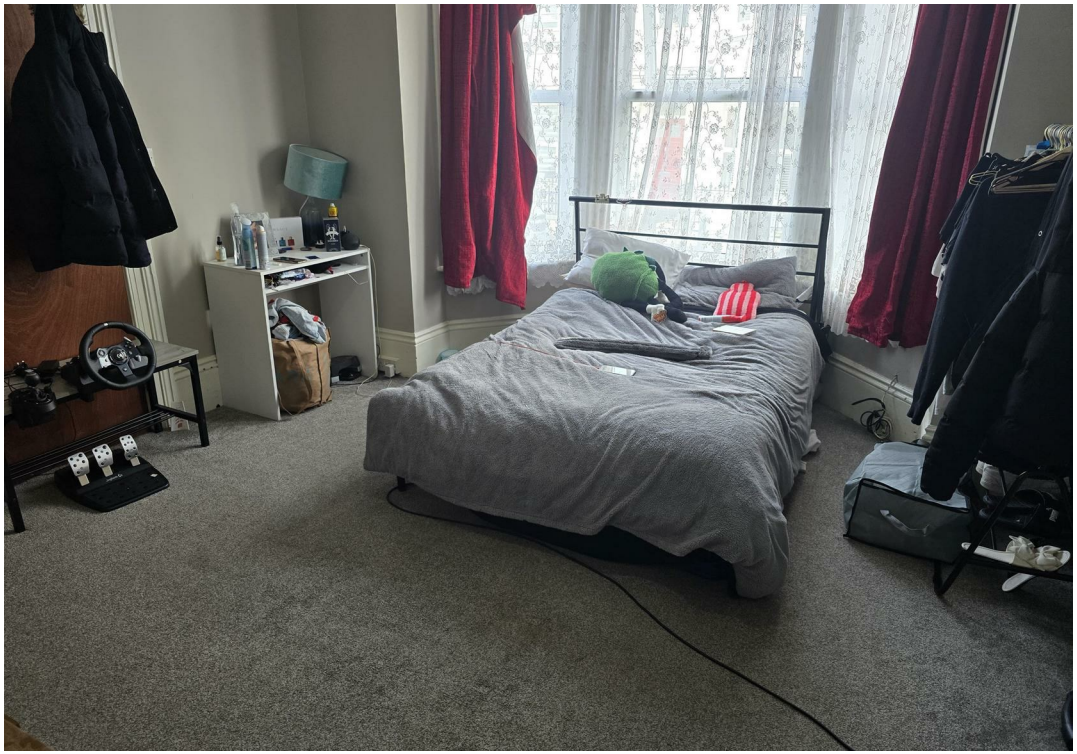
Lounge/Bedroom
17'0" x 12'7" (5.2 x 3.85)
Bay double glazed window to front aspect, double glazed window to front aspect, electric heater

Kitchen/Diner
12'0" x 11'3" (3.67 x 3.44)
Base & wall units with worktops, plumbing for washing machine, sink with drainer, electric cooker point, double glazed window to rear aspect

WC
Low level WC

Bathroom
Panel bath, hand basin, opaque double glazed window to side aspect

SECOND FLOOR FLAT



Lounge/Bedroom
17'0" x 12'7" (5.2 x 3.85)
Bay double glazed window to front aspect, double glazed window to front aspect, electric heater

Kitchen
12'0" max x 11'1" max (3.67 max x 3.4 max)
Base units with worktops, double glazed window to rear aspect, electric cooker point, sink with drainer

Shower Room
4'7" x 4'7" (1.4 x 1.4)
Shower in cubicle, hand basin, low level WC

Outside
Forecourt. Rear communal yard

Tenure
Freehold

Services
Mains water, electricity, drainage

Council Tax
All Flats are A banded

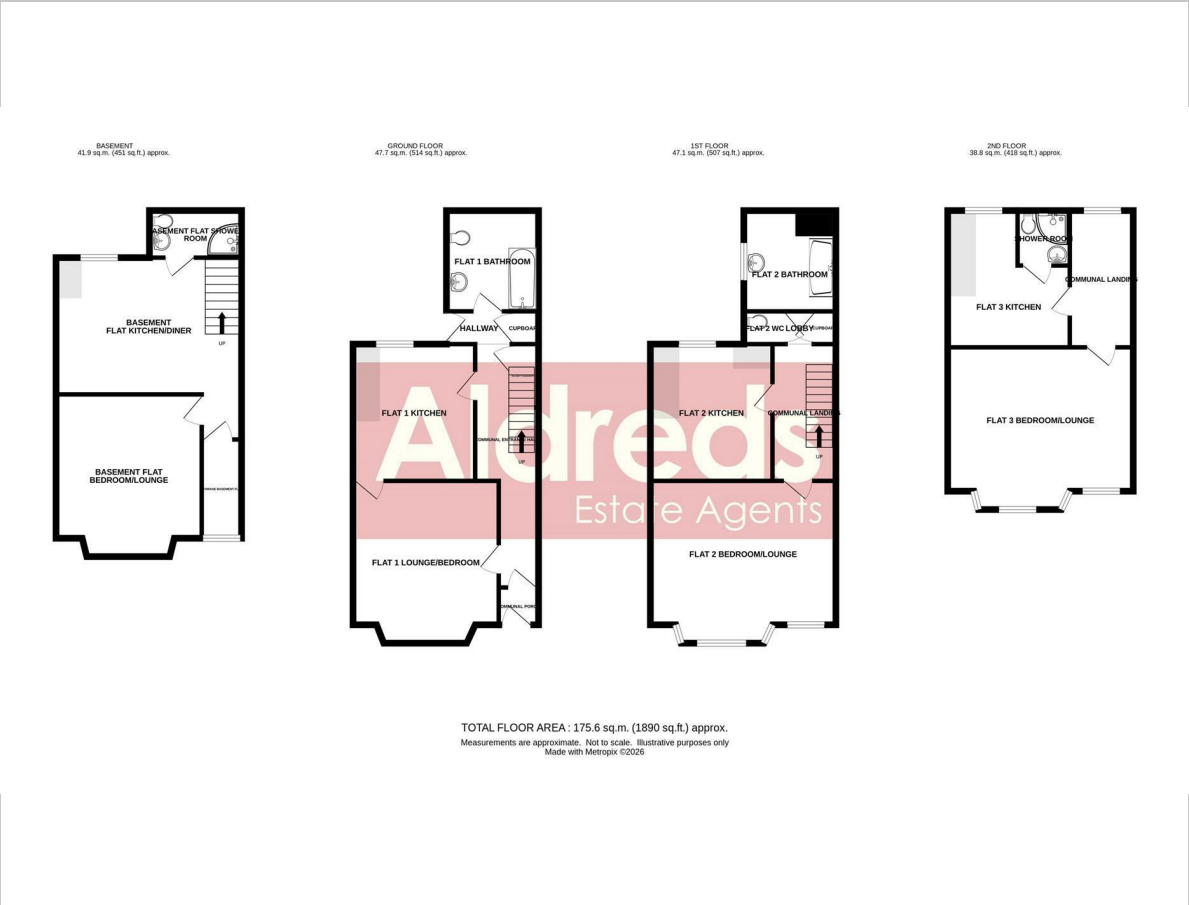
EPC
Second Floor Flat has an EPC rating of D 56/72
Rest are pending

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.

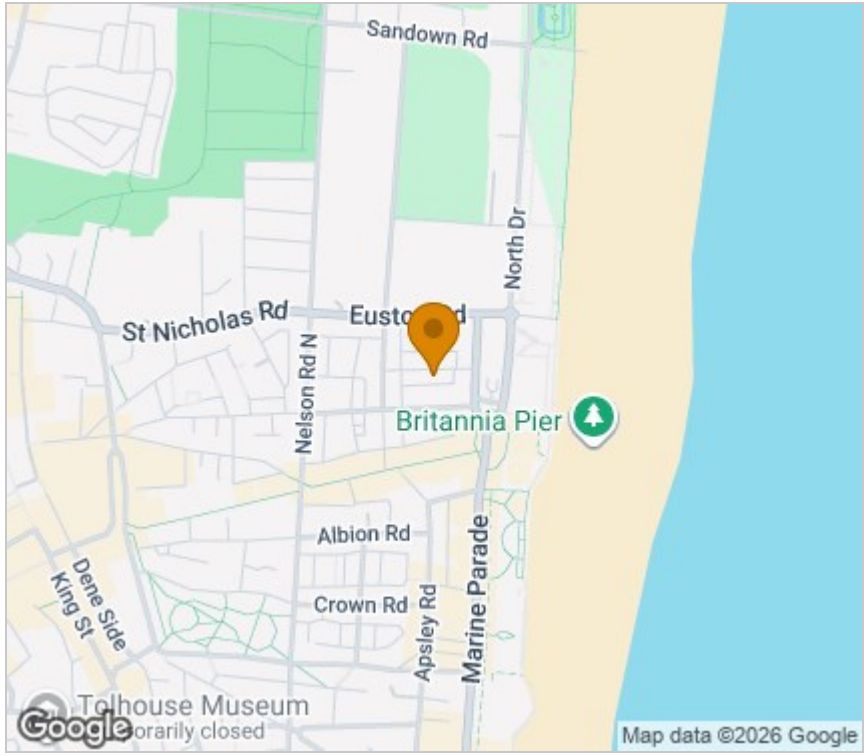
Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the first set of traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn right into Wellesley Road and left in to Paget Road.

Ref Y12607/01/26

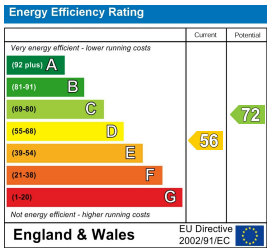
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA