

**Aldreds**  
Estate Agents



13 Wolseley Road

, Great Yarmouth, NR31 0EJ

Offers In Excess Of £145,000



## 13 Wolseley Road

, Great Yarmouth, NR31 0EJ

Aldreds are pleased to offer this recently modernised and immaculately presented mid terraced house in a convenient location close to local amenities and the town centre. This stunning house has been finished to a high standard throughout and offers a spacious layout of accommodation comprising of an entrance porch, lounge, dining room, quality fitted kitchen with appliances, first floor landing serving three separate bedrooms and new bathroom suite beyond. Outside there is a forecourt and enclosed low maintenance courtyard garden. The property also benefits from gas central heating, new double glazed windows, redecoration and new floor coverings. An early viewing is strongly recommended for this turn key property.

### Entrance Porch

Part double glazed pvc entrance door, power point, double glazed window with fitted privacy blind, open access to:

### Lounge

11'7" x 11'6" (3.55 x 3.53)

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

### Dining Room

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

Including the staircase to first floor with under stairs cupboard and chimney breast, radiator, double glazed window to rear aspect, fitted carpet, door to:

### Kitchen

15'2" x 7'0" (4.63 x 2.15)

Extensively fitted kitchen with medium oak fronted wall and matching base units with polished finish work surfaces over, inset black single drainer cast sink with mixer taps, four ring ceramic hob with stainless steel extractor hood over, integrated fridge/freezer, built in electric oven with integrated convection microwave oven over, recess with washing machine and tumble dryer, coloured kick space lighting, under surface lighting, part tiled walls, polished tiled flooring, double aspect double glazed windows, part double glazed pvc rear entrance door.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1

11'10" x 11'8" (3.62 x 3.57)

Including the chimney breast plus a walk in wardrobe cupboard with access to the loft space, radiator, double glazed window to front aspect, fitted carpet.





#### Bedroom 2

11'5" x 7'10" (3.50 x 2.39)

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

#### Bedroom 3

8'3" x 7'0" (2.54 x 2.15)

Double glazed window to side aspect, radiator, fitted carpet, door to:

#### Bathroom

7'1" x 6'6" (2.18 x 1.99)

New white suite comprising panelled bath with shower mixer tap over, low level wc, pedestal wash basin, aqua panelled walls, vinyl tiled flooring, radiator, frosted double glazed window.

#### Outside

To the front of the property is a low maintenance shingled forecourt leading to the entrance. To the rear is a further low maintenance courtyard garden which is also laid with shingle and fully enclosed with a timber hand gate leading to a rear service passageway.

#### 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 Haven Bridge, at the traffic lights turn left into Southtown Road, turn right into Station Road, turn left into Wolseley Road where the property can be found on the left hand side.

Y12772/06/26/CF



## Floor Plan



## Viewing

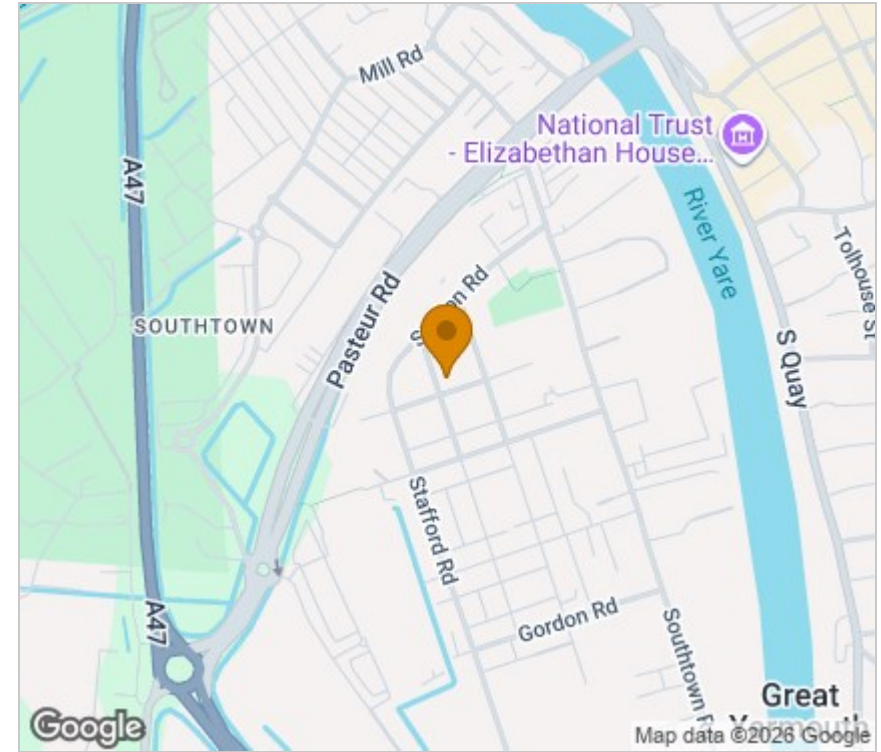
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

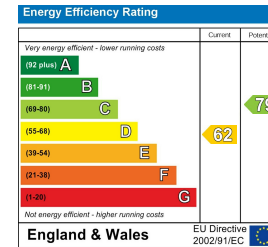
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## Area Map



## Energy Efficiency Graph



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