



Aldreds
Estate Agents

30. Victoria Street
, Great Yarmouth, NR30 4JE

£127,500



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Aldreds are pleased to offer this comprehensively renovated and tastefully presented mid terraced house in a sought after location. The property would make an ideal first home or investment purchase with accommodation comprising of a lounge, separate dining room, new quality fitted kitchen with built in appliances, first floor landing with two separate bedrooms and a luxury new bathroom. Outside there is a forecourt and enclosed paved courtyard. Other benefits include full re-plastering and re-decoration, re-wiring, new roof, attractive K-rend finish, new central heating and double glazed windows. An early viewing is strongly recommended for this turn key property.

Lounge

11'5" x 10'5" (3.48 x 3.18)

Double glazed window to front aspect, grey wood effect LVT flooring, radiator, wall mount tv point, part double glazed new entrance door, door to:

Dining Room

11'5" x 9'0" (3.48 x 2.75)

Including the staircase to first floor with open under stairs recess, grey wood effect LVT flooring, radiator, full height double glazed window to rear aspect, open access to:

Kitchen

11'1" x 5'7" (3.40 x 1.72)

New quality colour contrast gloss finish fitted kitchen with wall and matching base units with work surfaces over, built in electric oven, four ring ceramic hob and extractor hood, integrated fridge/freezer, space and plumbing for a washing machine, part metro tiled walls, new gas boiler, recessed spot lights, black single drainer sink unit with mixer tap, double glazed window to side aspect, grey wood effect LVT flooring.

First Floor Landing

Fitted carpet, access to the loft space, doors leading off to:

Bedroom 1

11'5" x 10'5" (3.48 x 3.18)

Double glazed window to front aspect, radiator, wall mount tv point, fitted carpet.

Bedroom 2

11'2" x 5'8" (3.42 x 1.73)

Including the chimney breast, radiator, double glazed window to side aspect, new fitted carpet.





Bathroom

8'7" x 5'6" (2.62 x 1.69)

Luxury suite comprising panelled bath, separate tiled shower cubicle with stylish black mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin and tiled splashback, grey wood effect vinyl flooring, towel rail/radiator, extractor fan, frosted double glazed window to rear aspect.

Outside

To the front of the property is a walled and paved forecourt. To the rear is a paved enclosed courtyard with a gate leading to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council Band 'A'

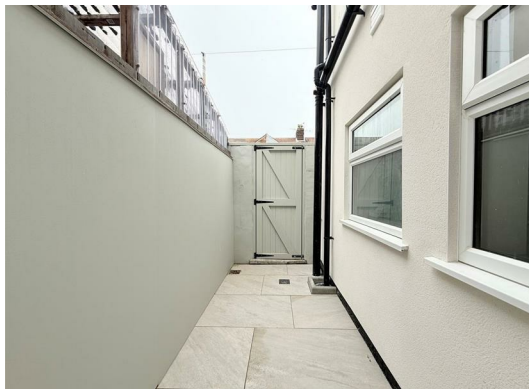
Location

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 * 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, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, turn right into Victoria Street just beyond the zebra crossing and before the parade of shops and follow the road around the bend and bear right, where the property can be found on the left hand side.

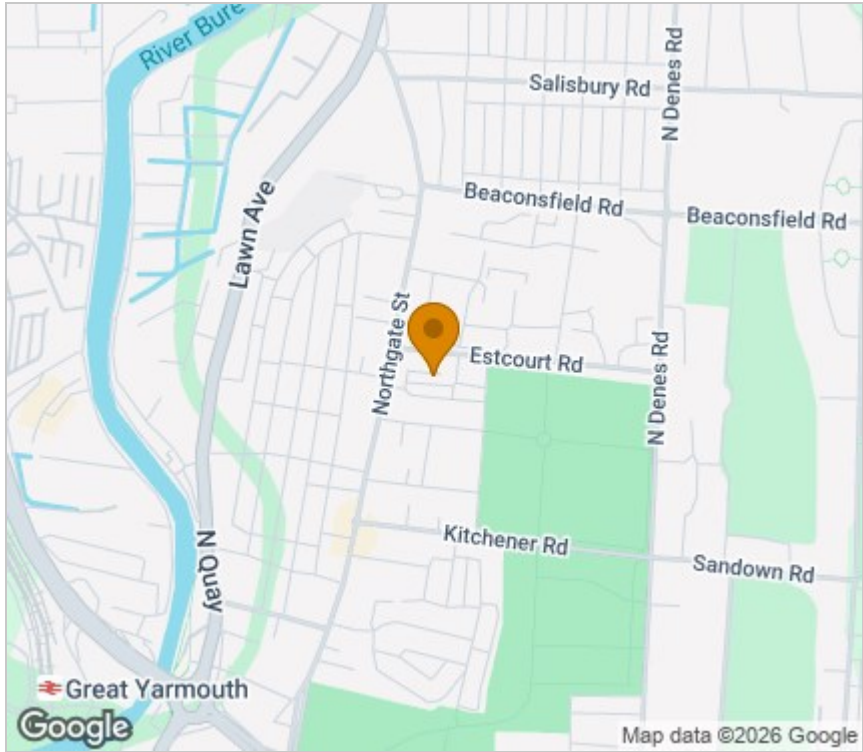
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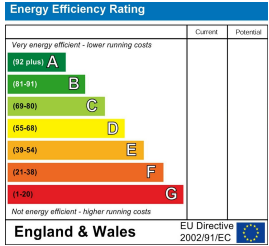
Floor Plan



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.

Disclaimer
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