



Aldreds
Estate Agents

98 Wolseley Road

Southtown, NR31 OEL

Guide Price £145,000



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Southtown, NR31 OEL

Guide Price £145,000 - £150,000. Aldreds are pleased to offer this well presented, modernised mid terraced house in a convenient location for local amenities and Great Yarmouth/Gorleston town centres. The property would make an ideal investment purchase or first home with accommodation comprising of a lounge, dining room, modern kitchen, cloakroom/utility, three good sized bedrooms and a bathroom. Outside there is a forecourt and enclosed west facing rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

11'3" x 11'1" (3.44 x 3.38)

Including the chimney breast, radiator, double glazed window to front aspect, wood effect laminate flooring, part double glazed pvc entrance door, access to:

Inner Lobby

Stairs to first floor, wood effect laminate flooring, door to:

Dining Room

11'1" x 10'11" (3.40 x 3.34)

Including the chimney breast, under stairs cupboard, double glazed window to rear aspect, wood effect laminate flooring, radiator, tv point, access to:

Kitchen

11'2" x 6'3" (3.41 x 1.91)

Fitted kitchen with medium oak effect wall and matching base units with work surfaces over, built in electric oven, four ring hob and extractor hood over, part tiled walls, tiled flooring, single drainer stainless steel sink unit, double glazed window, part double glazed pvc door to rear, door to:

Cloakroom/Utility

6'7" x 5'8" (2.01 x 1.74)

Fitted work surface with space and plumbing below for a washing machine, wall mounted gas combination boiler, low level wc, pedestal wash basin, tiled flooring, frosted double glazed window to rear aspect.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'3" x 11'1" (3.44 x 3.38)

Including the chimney breast with a cast iron fireplace, radiator, double glazed window to front aspect.





Bedroom 2

11'1" x 10'11" (3.40 x 3.34)

Plus wardrobe cupboard and including the chimney breast, radiator, double glazed window to rear aspect, door to:

Bedroom 3

8'6" x 6'5" (2.61 x 1.98)

Double glazed window, radiator, door to:

Bathroom

8'3" x 6'5" (2.54 x 1.98)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

Outside

To the front of the property is a walled forecourt. To the rear is a side yard area opening out on to a good sized low maintenance garden which is laid with artificial grass with side borders. There is also 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'

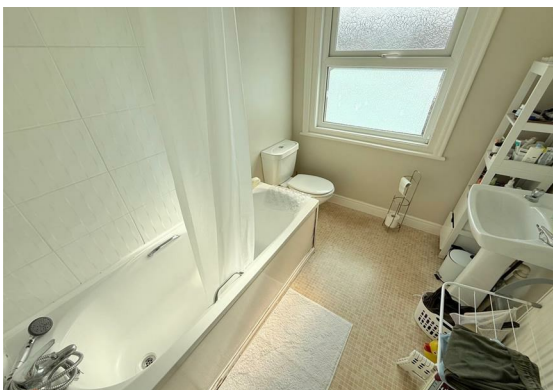
Location

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 * 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 second left into Wolseley Road where the property can be found towards the far end of the road on the right hand side.

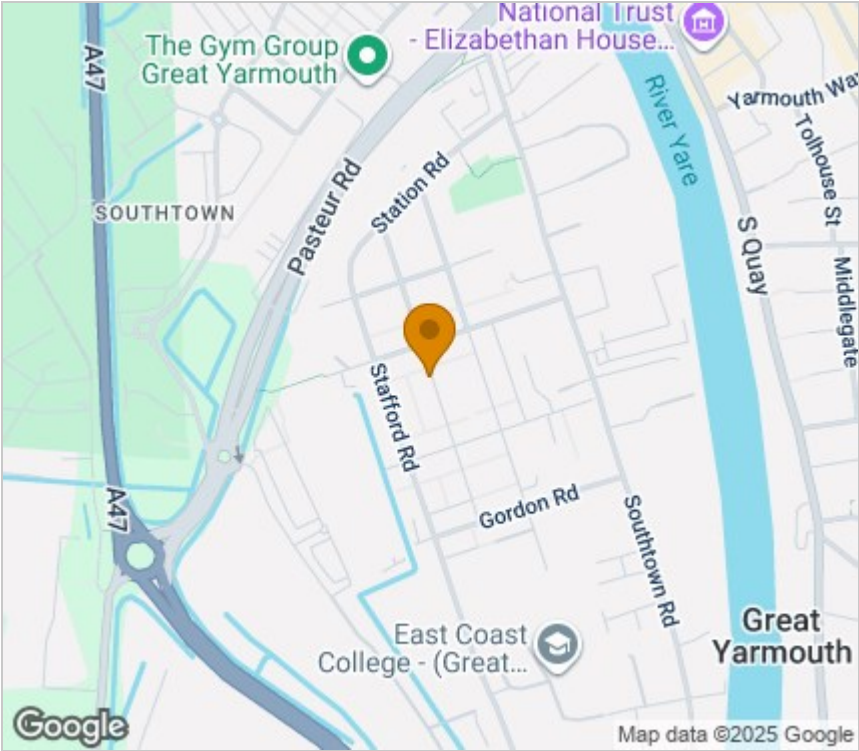
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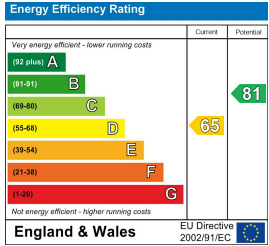
Floor Plan



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.

Disclaimer
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