

46 Winifred Road, Great Yarmouth, NR31 0BL

Auction Guide £70,000

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, Great Yarmouth, NR31 0BL

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- Mid Terraced House
- Three Bedrooms
- Double Glazed Windows
- Convenient Location
- Offered Chain Free
- Requires Modernisation & Improvement
- Two Reception Rooms
- Gas Central Heating
- Ideal Investment Opportunity



Aldreds are pleased to offer this mid terraced house in a convenient location that requires further modernisation and improvement. The accommodation comprises of an entrance porch, lounge, dining room, kitchen, cloakroom, three bedrooms and a bathroom. Outside there is a forecourt and rear yard. The property also benefits from gas central heating, double glazed windows and is offered chain free.





Entrance Porch

Part double glazed pvc entrance door, double glazed window, door to:

Lounge 11'6" x 11'5" (3.52 x 3.48)

Including the chimney breast, radiator, double glazed window to front aspect.

Inner Lobby

Stairs to first floor, door to:

Dining Room 11'5" x 10'9" (3.49 x 3.30)

Including the chimney breast plus under stairs cupboard, radiator, double glazed window to rear, door to;

Kitchen 14'4" x 6'8" (4.37 x 2.05)

Dated kitchen with fitted wall and base units, two double glazed windows and door to rear, door to:

Cloakroom

Low level wc, hand wash basin.



First Floor Small Landing
Doors leading off to:

Bedroom 1 11'6" x 11'5" (3.52 x 3.49)
Including the chimney breast with a cast iron fireplace, radiator, double glazed window to front aspect.

Bedroom 2 11'6" x 10'9" (3.52 x 3.30)
Including the chimney breast with a cast iron fireplace, radiator, double glazed window to rear aspect, interconnecting wardrobe cupboard, door to:

Bedroom 3 10'2" x 6'7" (3.11 x 2.01)
Gas boiler, double glazed window to side aspect, door to:

Bathroom 6'8" x 6'1" (2.04 x 1.86)
Dated suite comprising panelled bath, low level wc, pedestal wash basin, frosted frosted double glazed window to side aspect, radiator.

Outside
To the front of the property is a walled forecourt. To the rear is a yard with a gated access to a rear service passageway.

Directions



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 the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Winifred Road can be found on the left hand side.

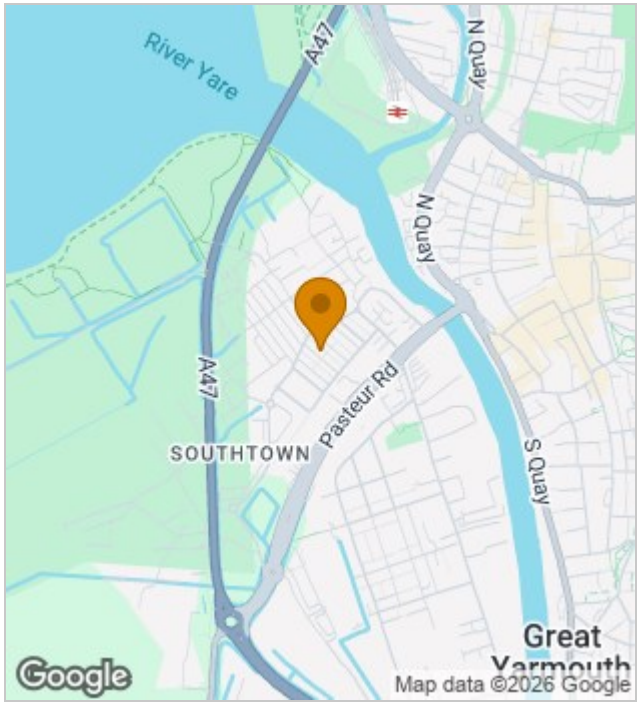
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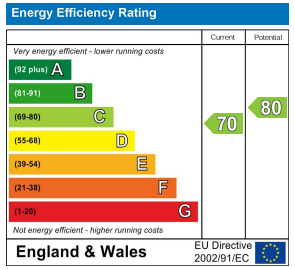
Floor Plans



Location Map



Energy Performance 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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