



Aldreds
Estate Agents

62 Albany Road
, Great Yarmouth, NR31 0EU
£225,000



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Sitting on Albany Road we offer this handsome, double fronted six bedroom mid terrace house that is currently laid out as a large one bedroom flat on the ground floor with five letting bedrooms and amenities over the first and second floor. It would make an excellent and attractive family home. Gas central heating and double glazing. Rear garden

Communal Entrance Hall

Stairs to landing

FLAT

Flat Entrance Hall

Flat Dining Room

11'4" x 9'10" (3.46 x 3)

Double glazed French doors to garden

Flat Kitchen

14'10" x 12'0" (4.53 x 3.67)

Base & wall storage units with worktops over, sink with drainer, electric hob, electric cooker point, radiator

Flat Lounge

16'3" x 12'7" (4.96 x 3.84)

Double glazed window to front aspect, radiator

Store Room

8'9" x 6'11" (2.68 x 2.12)

Window to side aspect

Cloakroom

Low level WC, hand basin

Bedroom

16'2" x 12'6" (4.95 x 3.83)

Double glazed window to front aspect, radiator

Bathroom

9'7" x 8'2" (2.94 x 2.5)

Freestanding roll top bath, hand basin, shower in cubicle, panelled walls, inset ceiling lights

FIRST AND SECOND FLOOR

First Floor Landing

Room 4

16'2" x 12'6" (4.95 x 3.83)

Room 6

16'3" x 12'7" (4.96 x 3.86)





Room 7
13'1" x 12'0" (4 x 3.68)

Kitchen

Base & wall units, double glazed window to rear aspect, radiator, sink with drainer, gas cooker point

Bathroom

9'4" x 7'1" (2.86 x 2.16)

Panel bath, hand basin, shower

WC

Low level WC

Second Floor Landing

Room 3 (Two rooms)

17'5" x 9'10", 18'3" and 9'10", 19'8" x 8'6" (5.33 x 3.56 and 3.6 x 2.6)

Room 5 (Two rooms)

12'9" x 11'6" and 11'9" x 8'9" (3.89 x 3.52 and 3.6 x 2.69)

Outside

To the front there is a forecourt. To the rear there is a walled garden with bridged pond, greenhouse, beds and borders

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

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.

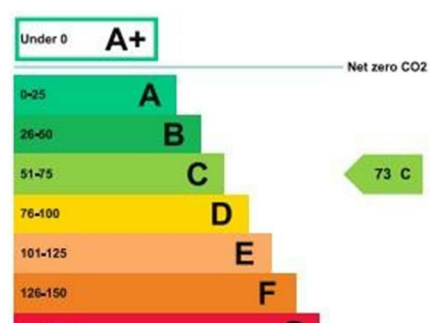
Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn left into Albany Road where the property is on the left

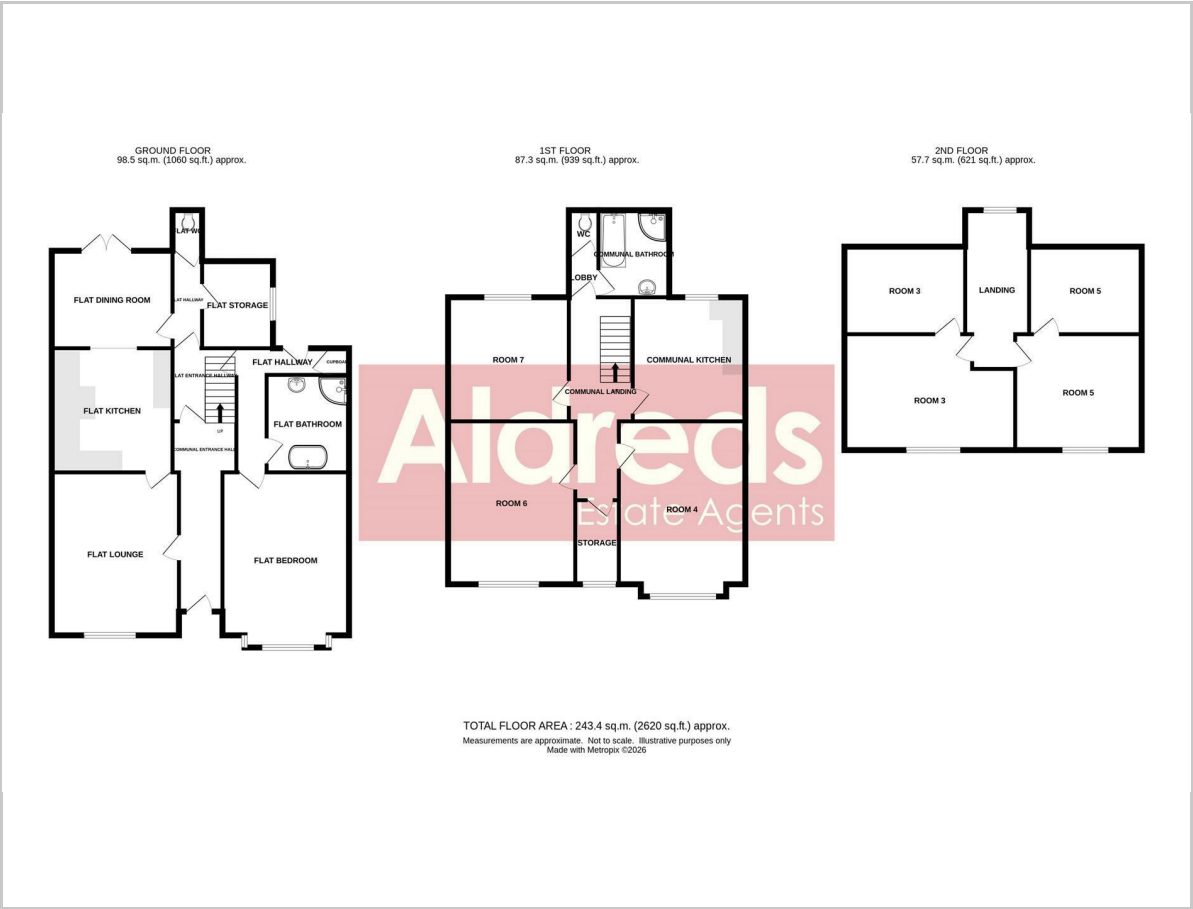
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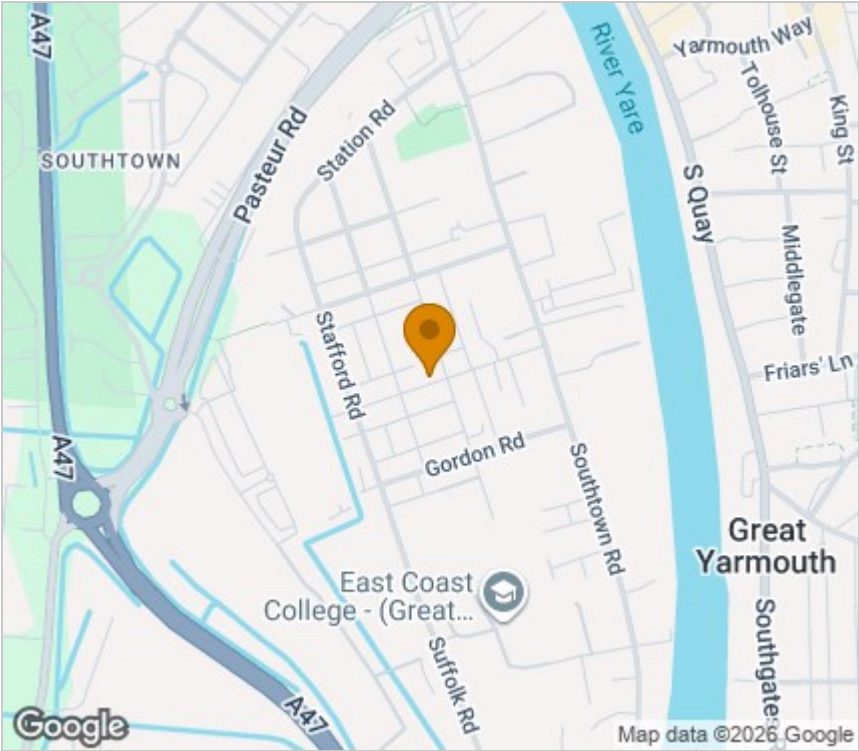
This property's energy rating is C.



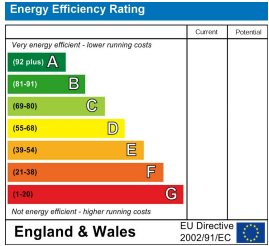
Floor Plan



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.

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