



Aldreds
Estate Agents

53 Albany Road
, Great Yarmouth, NR31 0EU

£150,000



53 Albany Road

, Great Yarmouth, NR31 0EU

Sitting in Southtown Aldreds are pleased to offer this excellent investment. Two renovated flats offered with vacant possession. The ground floor flat offers a lounge, inner hallway, bedroom, study, kitchen, bathroom and separate WC. The upper flat is laid out over the first and second floors and has accommodation of entrance hall, lounge, two bedrooms, kitchen, bathroom and WC. Bath have gas central heating, double glazing and use of the communal garden.

Communal Entrance Hall

Entrance door - private doors to both flats

FLAT 1 (Ground Floor)

Lounge

11'7" x 11'7" (3.55 x 3.54)

Bay double glazed window to front aspect, radiator

Inner Hallway

Under stair cupboard

Bedroom

10'7" x 10'4" (3.23 x 3.17)

Double glazed window to rear aspect, radiator

Study

6'11" x 5'2" (2.13 x 1.6)

Double glazed window to side aspect

Kitchen

12'11" x 8'3" (3.94 x 2.53)

Base storage units with worktops, double glazed window to side aspect, wall mounted gas boiler, gas cooker point, sink with drainer

Rear Hallway

WC

Low level WC, opaque double glazed window to rear aspect

Bathroom

Part tiled walls, panel bath, hand basin., opaque double glazed window to rear aspect

FLAT 2 (First and second floor)

Entrance Hall/Landing

Lounge

14'6" x 11'7" (4.43 x 3.55)

Bay double glazed window to front aspect, radiator, stairs to second floor

Bedroom 2

Double glazed window to rear aspect, radiator





WC

Low level WC, opaque double glazed window to side aspect

Bathroom

Panel bath, hand basin, opaque double glazed window to rear aspect

Kitchen

11'8" x 8'4" (3.58 x 2.56)

Base storage units with worktops, door to decked area and access to communal garden by stairs, double glazed window to side aspect, gas cooker point, wall mounted gas boiler, sink with drainer, plumbing for washing machine

Landing

Bedroom 1

13'8" x 11'8" (4.17 x 3.57)

Double glazed window to front aspect, radiator

Outside

Communal front forecourt. Communal rear garden

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Both flats 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

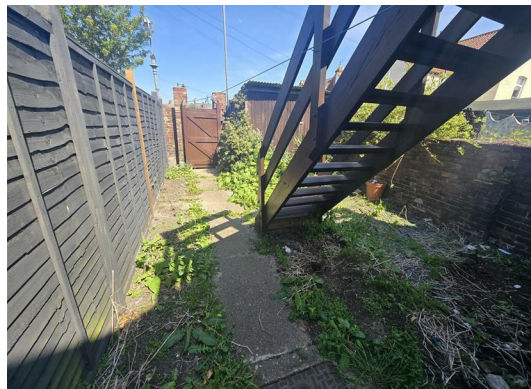
From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn right into Albany Road where the property is on the right

Ref Y12732/05/26

EPC

The first floor flat is a C EPC with a 78 reading

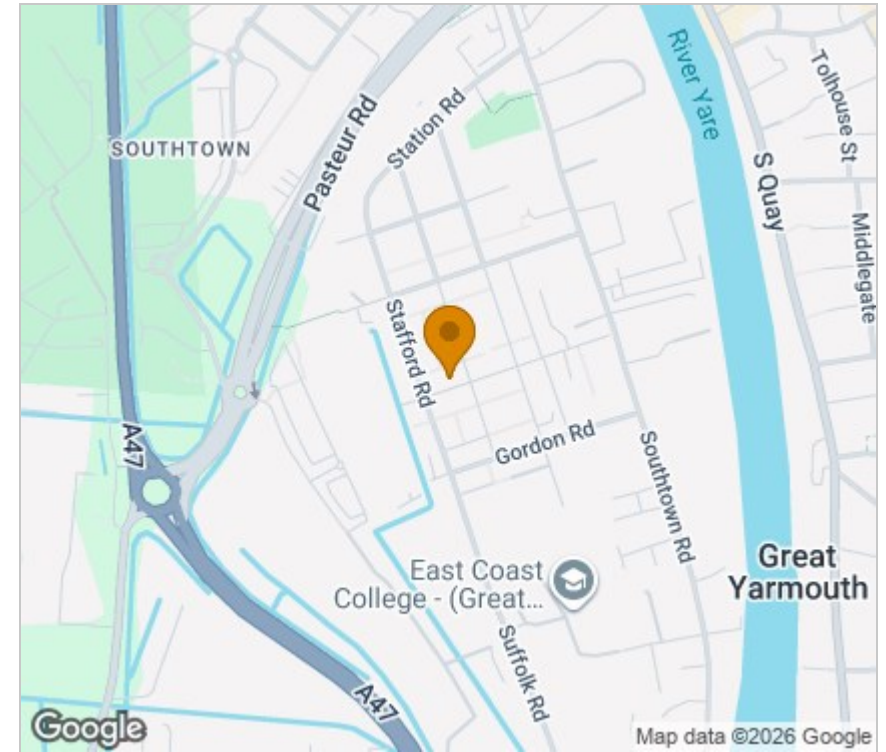
The ground floor flat is a D with a current of 67 and a potential of 74



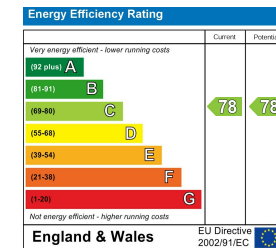
Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA