



**Aldreds**  
Estate Agents

98 Station Road South  
Belton, Great Yarmouth, NR31 9NA

£169,950



## 98 Station Road South

Belton, Great Yarmouth, NR31 9NA

Offered for sale with no onward chain, this 3 bedroom mid terraced house has a long rear garden and offers accommodation including 2 reception rooms, kitchen and a ground floor bathroom.

### Sitting Room

12'11" x 11'10" (3.94m x 3.61m)

Laminate floor, double glazed door and window to front, fitted storage cupboards, radiator, electric fireplace.

### Dining Room

12'11" x 11'11" (3.94m x 3.63m)

Laminate floor, radiator, double glazed window to rear, fireplace, cupboard under stairs, stairs to first floor landing.

### Kitchen

10'3" x 10'3" (3.12m x 3.12m)

Vinyl floor, tiled countertops, under and over counter storage cupboards, sink and draining boards, integrated oven and hob with extractor fan, space for free standing fridge and freezer, double glazed window to side, wall mounted gas combi boiler.

### Utility/Rear Hallway

7'10" x 3'3" (2.39m x 0.99m)

Tiled floor, double glazed door to side, space for washing machine with laminate countertop.

### Bathroom

7'10" x 7'7" (2.39m x 2.31m)

Tiled floor, double glazed window to side, WC, basin with vanity unit, bath tub with wall mounted electric shower, built in cupboard, radiator.

### Landing

Carpet floor, access to bedrooms 1 and 2.

### Bedroom 1

12'11" x 11'9" (3.94m x 3.58m)

Carpet floor, double glazed window to front, radiator, fireplace.

### Bedroom 2

12'11" x 11'11" (3.94m x 3.63m)

Carpet floor, double glazed window to rear, radiator, fireplace, over the stairs cupboard with loft hatch, access to bedroom 3.





### Bedroom 3 11'4" x 10'2" (3.45m x 3.10m)

Carpet floor, double glazed window to rear, radiator.

### Outside

The front garden is laid to lawn with a concrete path to front door, timber fence boundaries with hedgerow to front. Paved patio, grass lawn, timber shed. There is vehicular access behind the gardens of the properties on this stretch of Station Road South to a timber car port which stands partly on land which is not owned by number 98, but has been used by the occupants of the property for at least the past 20 years.

### Tenure

Freehold.

### Services

Mains gas, water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great Yarmouth.

### Directions

Heading south out of Bradwell on the A143, proceed over the roundabout (2nd exit), remaining on the A143. The take the first turning on the right (signposted to Belton) onto Beccles Road. Follow Beccles Road into Belton and take the first turning on the left onto Station Road South. Follow the road almost to the end where the property will be found on the right hand side before the road bears round to the right into Station Road North.

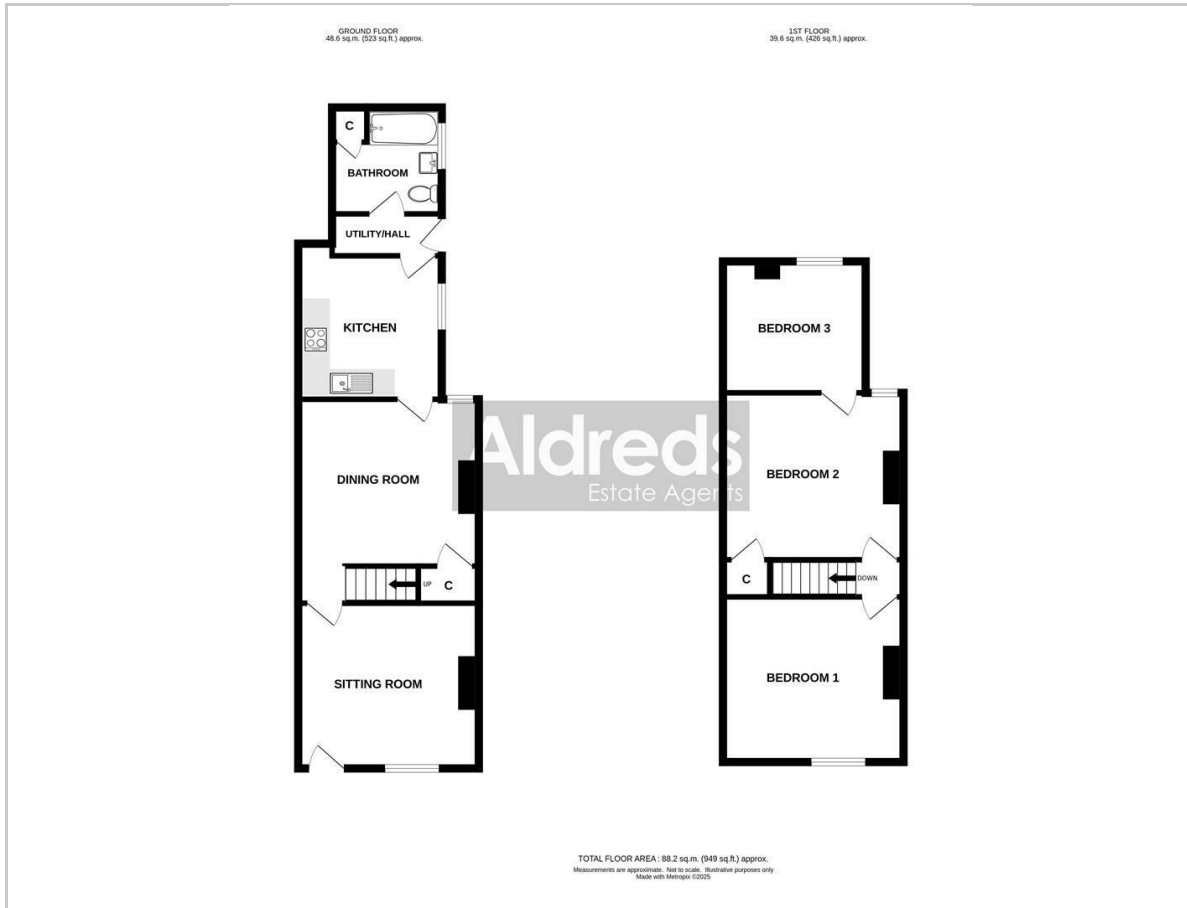
### what3words

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### Ref: G18403/10/25



## Floor Plan



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

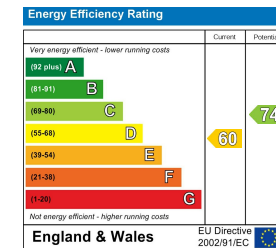
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## Area Map



## Energy Efficiency Graph



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