



Aldreds
Estate Agents

49 Churchill Road

Newtown, Great Yarmouth, NR30 4NH

Offers In Excess Of £145,000



3



1



2



D

49 Churchill Road

Newtown, Great Yarmouth,

Aldreds are pleased to offer this spacious mid terraced house which is situated in a sought after location to the north of the town centre. The property would benefit from some further refurbishment and offers accommodation comprising of a lounge, dining room, kitchen, pantry/utility, three bedrooms and bathroom. Outside is a forecourt and small rear courtyard. The property also benefits from partial double glazing and gas central heating. Offered Chain Free.

Lounge

11'10" x 11'2" (3.61 x 3.40 (3.60 x 3.41))

Including the chimney breast with fireplace recess and inset wood burner on a raised brick hearth and timber mantle over, picture rail, tv point, radiator, corner storage cupboard and fitted shelving, pvc entrance door, door to:

Inner Lobby

Stairs leading to the first floor, door to:

Dining Room

11'10" x 11'8" (3.61 x 3.56)

Including the chimney breast with tiled fireplace and gas fire (currently dis-connected), radiator, under stairs cupboard, double glazed window to rear aspect, door to:

Kitchen

12'2" x 6'11" (3.71 x 2.11)

Fitted wood trim base kitchen units with work surface over, gas hob with electric oven below, single drainer stainless steel sink unit, corner storage cupboard, radiator, window to rear (not double glazed), coloured composite rear entrance door, door to:

Pantry/Utility

5'7" x 3'6" (1.70 x 1.07 (1.71 x 1.06))

Space and plumbing for a washing machine, power points, window (not double glazed).

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'10" x 11'2" (3.61 x 3.40 (3.60 x 3.41))

Including the chimney breast plus shallow built in wardrobe cupboard, radiator, window to front (not double glazed).

Bedroom 2

11'10" x 11'8" (3.61 x 3.56)

Including the chimney breast plus shallow wardrobe cupboard, radiator, double glazed window to rear aspect, door to:





Bedroom 3

7'2" x 6'11" (2.18 x 2.11 (2.19 x 2.10))

Double glazed window to side aspect, radiator, access to the loft space, door to:

Bathroom

Panel bath with antique style shower mixer attachment, low level wc, wash basin, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the property there is a forecourt. To the rear of the property is an enclosed court yard garden. There is also an external wc and store where the gas boiler can be found. A gated rear access leads to a 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 * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

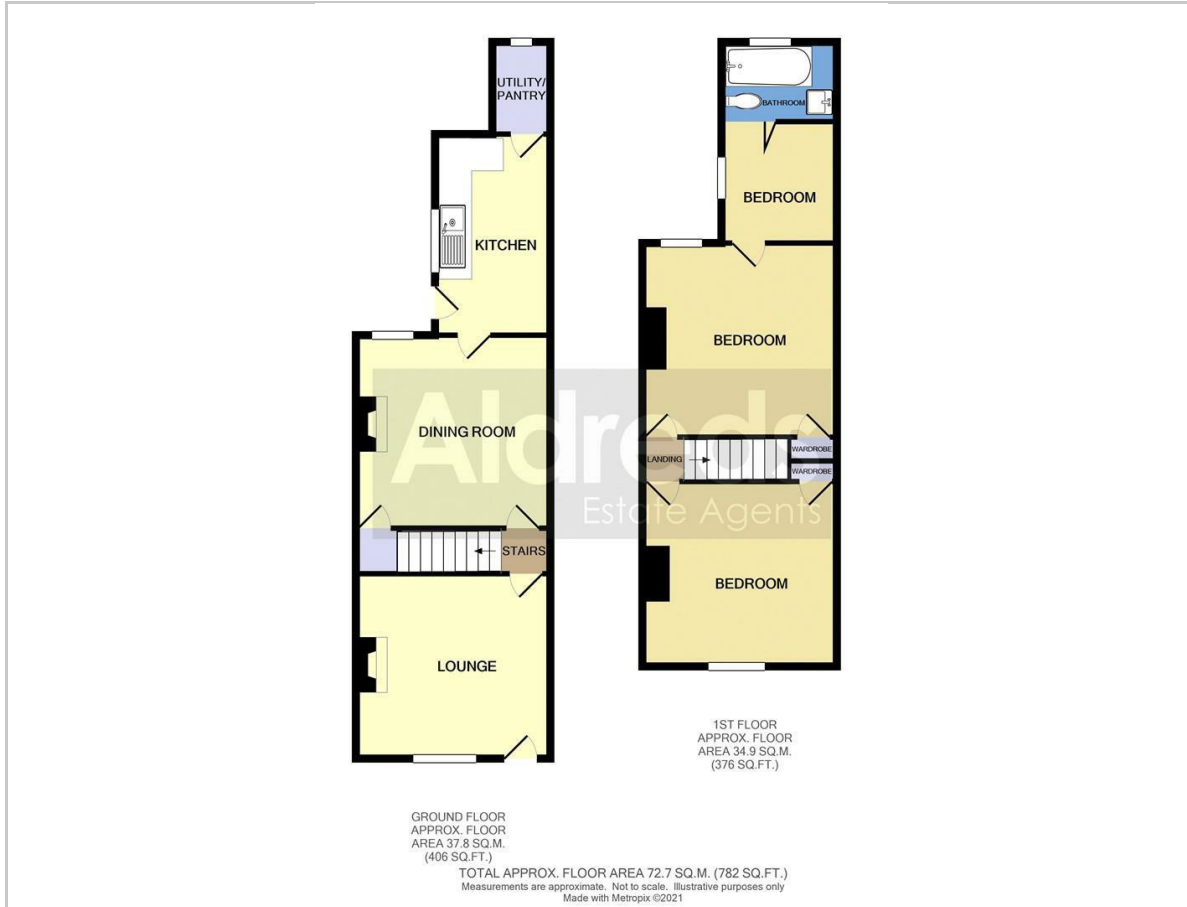
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, at the next mini roundabout turn right into Beaconsfield Road, turn left into Churchill Road where the property can be found on the left hand side.

EPC Rating - D (67)

Ref: Y11708/04/23/CF



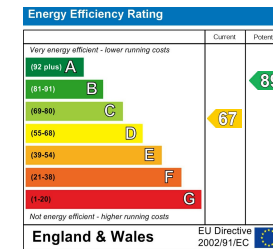
Floor Plan



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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 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: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA