



Aldreds
Estate Agents

47 Crown Road

, Great Yarmouth, NR30 2JH

Offers Over £160,000



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, Great Yarmouth, NR30 2JH

Aldreds are pleased to offer this end of terrace house, situated in an ideal central location which is two minutes walk from the main beach between the piers, the sports centre and St George's Park and is five minutes walk from the shopping centre and market. The house, with its end of terrace corner location, has a bright and airy feel with east to west sun giving all day light from morning to evening, and large amounts of sunshine in the garden and side patio area throughout the summer months. The property offers spacious accommodation with some original features and double glazing and central heating throughout. The main entrance hall leads to a good sized lounge and a kitchen/dining room with dishwasher and washing-machine. On the first floor there are three separate bedrooms and a bathroom. There is also a good sized attic space for storage and possible development. Outside is a small, beautiful front garden leading to an enclosed patio area at the side with seating and patio doors entering the kitchen/dining room. The property has been newly decorated throughout and has new carpets. It also has fully tested (EICR) electrics and a new electric consumer unit. It is a well insulated warm house with a very good energy rating. Offered Chain Free

Entrance Hall

Part double glazed composite entrance door, stairs to first floor with under stairs cupboard, radiator, fitted carpet, doors leading off to:

Lounge

14'9" x 12'3" (4.50 x 3.73)

Including the chimney breast with fireplace and fitted gas fire, double aspect double glazed windows, tv point, radiator, coved ceiling, fitted carpet.

Kitchen/Dining Room

12'9" x 10'8" (3.89 x 3.25)

Including the chimney breast, fitted wall and matching base units with work surface over, single drainer stainless steel sink unit, part tiled walls, gas hob and electric oven below, space and plumbing for a washing machine and dishwasher (appliances included), tv point, coved ceiling, recess with the gas boiler, sliding double glazed patio doors to side courtyard garden.

First Floor Landing

Built in storage cupboard, radiator, loft access, fitted carpet, doors leading off to:

Bedroom 1

12'9" x 9'5" (3.89 x 2.87)

Plus the chimney breast, radiator, double glazed window to front aspect, fitted carpet.

Bedroom 2

11'0" maximum x 8'4" (3.35 maximum x 2.54 (3.36 maximum x 2.55))

Double glazed window to front aspect, radiator, fitted carpet.





Bedroom 3

9'6" x 7'1" (2.90 x 2.16)

Double aspect double glazed windows, radiator, fitted carpet.

Bathroom

White suite comprising panel bath with electric shower fitting, wash basin, low level wc, mainly tiled walls, extractor fan, frosted double glazed window to side aspect.

Outside

The property sits on a corner plot to the front of which is a beautiful enclosed forecourt. To the side is an enclosed suntrap courtyard patio.

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 gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

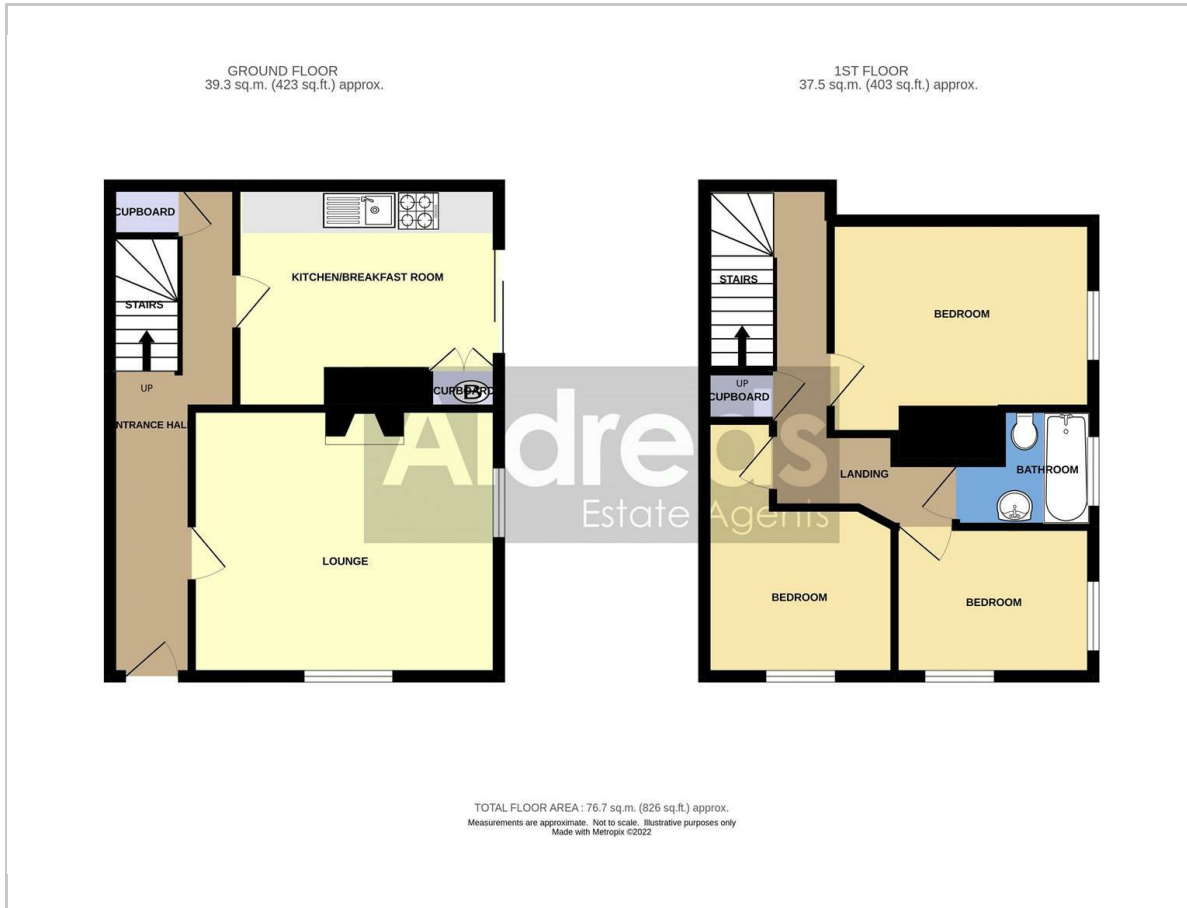
Directions

From Haven Bridge proceed North along North Quay, at the roundabout take the right hand exit onto Fullers Hill, at the fifth set of traffic lights turn left just after St Georges Park into Trafalgar Road, at the next set of traffic lights turn left into Nelson Road Central, take the first right into Crown Road where the property can be found on the left hand side.

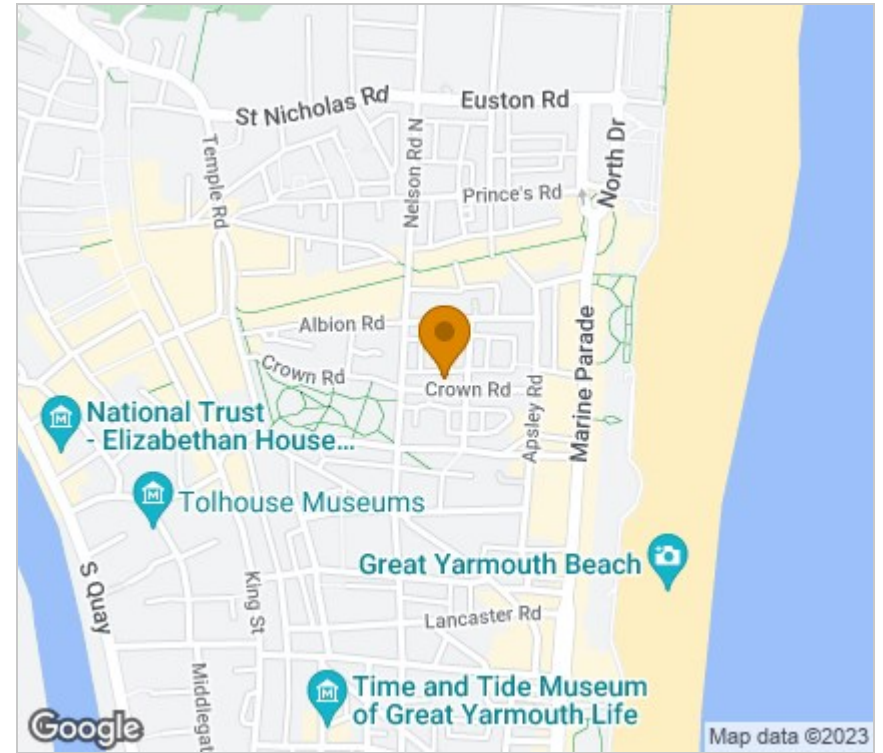
EPC Rating - D (68)

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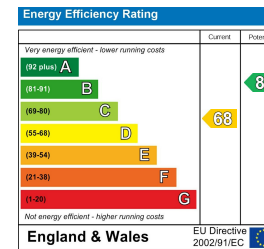
Floor Plan



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

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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