



Aldreds
Estate Agents

5 Marlborough Square

, Great Yarmouth, NR30 2HE

£150,000



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Aldreds are pleased to offer this deceptively spacious bay fronted mid terraced house in a tucked away location close to amenities and yards from the sea front. The property would make an ideal family home or investment property with accommodation comprising of an entrance hall leading to the lounge, dining room, kitchen, utility room, basement cellar. On the first floor a landing serves three bedrooms, bathroom and a separate cloakroom. Outside is a southerly facing front courtyard garden and a covered rear yard. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with stairs below leading to the basement cellar, radiator, wood effect laminate flooring, doors leading off to:

Lounge

12'10" x 11'7" (3.93 x 3.55)

Plus double glazed bay window to front aspect and including the chimney breast, radiator, tv point, telephone point.

Dining/Sitting Room

11'10" x 11'3" (3.62 x 3.43)

Including the chimney breast, radiator, double glazed window to rear aspect.

Kitchen

9'7" x 9'3" (2.93 x 2.83)

Fitted with a white kitchen with wall and matching base units with roll top work surfaces over, single drainer stainless steel sink unit and mixer tap, wood effect laminate flooring, part tiled walls, recesses with electric cooker point and space for a fridge, double glazed window to rear, door to:

Utility Room

9'7" x 7'0" (2.93 x 2.15)

Fitted white base units with grey roll top work surface over, space and plumbing for a washing machine and tumble dryer, part tiled walls, wood effect laminate flooring, wall mounted gas combination boiler, double glazed window to rear aspect.

Basement Cellar

16'11" x 10'11" (5.18 x 3.35)

Overall including the stairwell, radiator, fire escape access.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

17'0" x 11'4" (5.20 x 3.46)

Plus double glazed bay window to front aspect and Including the chimney breast, two radiators, further double glazed window to front aspect, corner tiled shower cubicle with mains fed shower fitting.





Bedroom 2

11'8" x 11'4" (3.58 x 3.46)

Including the chimney breast with adjacent built in storage cupboard, radiator, double glazed window to rear aspect.

Cloakroom

Low level wc, radiator, frosted double glazed window to rear aspect.

Bedroom 3

9'3" x 8'2" (2.84 x 2.50)

Including the chimney breast, radiator, double glazed window to rear aspect, fitted carpet, door to:

Family Bathroom

9'4" x 7'2" (2.86 x 2.19)

White suite comprising panel bath with mixer tap, vanity unit with inset wash basin, part tiled walls, frosted double glazed window to rear aspect, radiator.

Outside

To the front of the property is an enclosed low maintenance southerly facing courtyard garden. To the rear is a covered yard with a gate to the rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue over the next set of traffic lights into Nelson Road Central, turn left into Albion Road, at the 'T' junction turn right into Apsley Road and after a couple of hundred yards the entrance to Marlborough Square is on the right hand side.

Ref: Y11825/08/23/CF



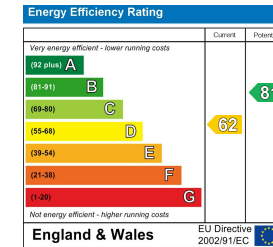
Floor Plan



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

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