

**Aldreds**  
Estate Agents



106 Century Road

Cobholm, Great Yarmouth, NR31 0BS

Guide Price £140,000-£150,000



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## 106 Century Road

\*GUIDE PRICE £140,000-£150,000\* Aldreds are pleased to offer this professionally modernised, immaculately presented mid terraced house that would make an ideal first home or investment purchase as a turn key property. The property presents a superb modern interior with quality fittings to the kitchen and bathroom backed by re-plastering and tasteful decor throughout. The property also benefits from double glazed windows, gas central heating, new fitted carpets and a new roof to the ground floor extension. The accommodation on offer comprises of a lounge leading to the dining room, new kitchen, utility area and bathroom on the ground floor. On the first floor a landing leads to the three separate bedrooms and a useful first floor en-suite shower room. Outside there is a forecourt and rear low maintenance suntrap courtyard. An early viewing is strongly recommended.

### Lounge

12'0" x 11'0" (3.66 x 3.37)

Including the chimney breast, part double glazed pvc entrance door, attractive grey wood effect laminate flooring, tv point, radiator, double glazed window to front aspect, door to:

### Inner Lobby

With open under stairs recess, attractive grey wood effect laminate flooring, open access to:

### Dining Room

11'11" x 11'2" (3.65 x 3.41)

Including the chimney breast, radiator, stairs to first floor, attractive grey wood effect laminate flooring, open access to:

### Kitchen

13'0" x 7'4" (3.98 x 2.25)

Re-fitted with a quality white gloss kitchen with wall and matching base units with work surface over, built in electric oven with four ring ceramic hob and stainless steel extractor hood over, one and a half bowl stainless steel sink unit with mixer taps, grey metro tiling to walls, attractive grey wood effect laminate flooring, recessed spot lights open access to:

### Utility Area

5'11" x 2'1" (1.81 x 0.66)

Fitted work surface with space and plumbing below for a washing machine with cupboard above housing the recently installed gas fired combination boiler, attractive grey wood effect laminate flooring, automatic sensor operated lighting, door to:

### Bathroom

9'0" x 5'4" (2.75 x 1.64)

Recently re-fitted with a white suite comprising panel bath with shower mixer tap, low level wc, pedestal wash basin, automatic sensor operated lighting and extractor fan, chrome towel rail/radiator, wood effect vinyl flooring, part tiled walls, frosted double glazed window to rear aspect.







### First Floor Landing

New fitted carpet, radiator, loft access, automatic sensor operated lighting to landing and stairwell, doors leading off to:

### Bedroom 1

12'0" x 11'0" (3.66 x 3.37 )

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

### Bedroom 2

11'2" x 8'9" (3.41 x 2.69)

Plus over stairs storage cupboard and including the chimney breast, radiator, double glazed window to rear aspect, new fitted carpet.

### Bedroom 3

11'9" x 7'4" (3.60 x 2.24)

Two double glazed windows to rear aspect, radiator, new fitted carpet, door to:

### En-Suite Shower Room

7'2" x 3'7" (2.20 x 1.10)

Shower cubicle with mains fed shower fitting, low level wc, small vanity unit with inset wash basin, spot lights, part aqua panel walls, extractor fan, chrome towel rail/radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is a low maintenance concreted and artificial grassed sun trap court yard which is fully enclosed with a timber hand gate leading to a rear service road.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

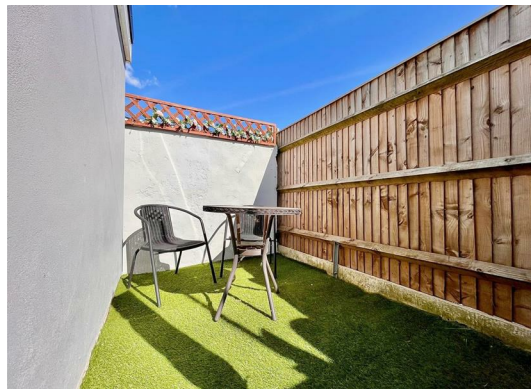
### Location

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 the Yarmouth office head west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, follow the road to the corner and bear left by the shop and take the first turn on the right in to Century Road.

Ref: Y11836/08/23/CF



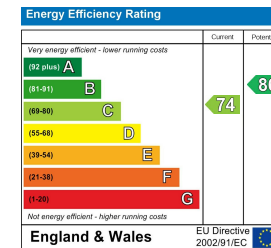
## Floor Plan



## 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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