

**Aldreds**  
Estate Agents



10 Russell Road

Great Yarmouth NR30 2JF

Guide Price £135,000



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## 10 Russell Road

Great Yarmouth NR30 2JF

Guide Price - £1350,000 - £140,000

CASH BUYERS ONLY - Aldreds are pleased to offer this spacious end terraced house in a convenient town centre location and a short walk to the sea front and local amenities. The property has been majority modernised benefitting from double glazed windows and partial gas central heating but does require further minor cosmetic work to make this an ideal family home or investment property. The accommodation comprises of entrance hall leading to a lounge, separate dining room, cloakroom, breakfast room/utility, new fitted kitchen, landing three separate double bedrooms spread over two floors, bathroom, forecourt and rear yard.

### Entrance Hall

Part double glazed composite entrance door, fuse box, stairs to first floor, wood effect laminate flooring, access to:

### Lounge

11'8" x 11'2" (3.56 x 3.40)

Including the chimney breast, double glazed window to front aspect, wood effect laminate flooring, wall mount tv point.

### Dining Room

11'5" x 8'10" (3.48 x 2.69)

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

### Cloakroom

Newly installed white suite with low level wc, pedestal wash basin with tiled splashback, wood effect laminate flooring, radiator, frosted double glazed window to side aspect.

### Breakfast Room/Utility

17'6" x 5'6" (5.33 x 1.68)

Part double glazed pvc door to rear, wall mounted Vaillant gas boiler (was operable before radiators were dis-connected - will require re-commissioning), double glazed window to side aspect, wood effect laminate flooring, - access to:

### Kitchen

13'5" x 6'6" (4.09 x 1.98)

Re-fitted with a grey gloss kitchen with wall and matching base units with white leather effect work tops over, metro tiling to walls, built in electric oven, four ring ceramic hob and stainless steel extractor hood, space and plumbing for a washing machine, wood effect laminate flooring, black cast single drainer sink with mixer taps, two double glazed windows to rear aspect

### First Floor Landing

Stairs to second floor, fitted carpet, doors off to:

### Bedroom 1

14'6" x 11'4" (4.42 x 3.45)

Including the chimney breast, double glazed window to front aspect.





#### Bedroom 2

11'7" x 8'10" (3.53 x 2.69)

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

#### Bedroom 3

13'6" x 12'2" maximum (4.11 x 3.71 maximum (4.12 x 3.70 maximum))

With a part sloping ceiling with restricted headroom, double glazed dormer window to rear aspect, wood effect laminate flooring,

#### Bathroom

8'10" x 5'5" (2.69 x 1.65)

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, frosted double glazed window to side aspect, tiled walls and flooring.

#### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed yard with gated access.

#### Agents Note

At present the property has a gas combination boiler installed but radiators have been removed and will require replacement and the heating system re-commissioned. It is understood that before work was commenced that the heating system was fully operable.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

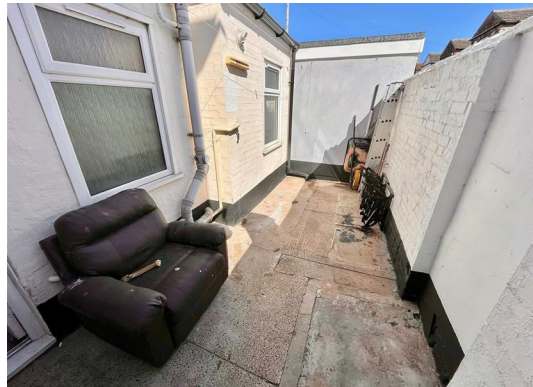
#### Location

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 \* 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 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 Sainsburys turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road Central, turn left into Albion Road, turn right into Russell Road where the property can be found on the left hand side.

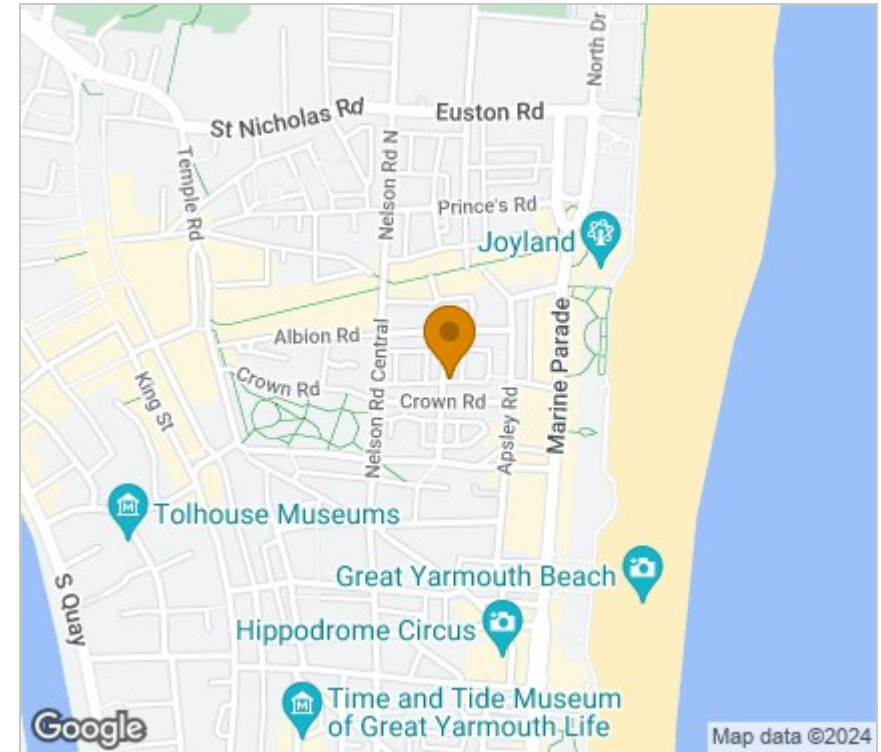
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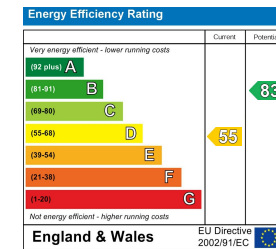
## Floor Plan



## 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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