

**Aldreds**  
Estate Agents



10 Winifred Road  
Great Yarmouth NR31 0BL  
£125,000



## 10 Winifred Road

Aldreds are pleased to offer this attractively presented, spacious mid terraced house in a convenient location for the main town centre and local amenities. The property would make an ideal investment property or first home purchase and offers accommodation comprising of an entrance hall, sitting room, dining room, kitchen, rear lobby, ground floor bathroom, small landing and three double bedrooms. Outside is a sun trap forecourt and small rear yard. The property also benefits from double glazed windows and gas central heating.

### Entrance Hall

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

### Sitting Room

11'8" x 7'10" (3.56 x 2.40)

Wall mount tv point, wood effect laminate flooring, radiator, double glazed window to front aspect.

### Dining Room

11'7" x 11'6" (3.55 x 3.53)

Plus under stairs storage recess with fitted cupboards and including the chimney breast with brick fireplace, radiator, double glazed window to rear aspect, fitted carpet, sliding door to:

### Kitchen

11'7" x 7'0" (3.54 x 2.14)

Fitted kitchen with wood grain finish wall and matching base units with granite effect work surfaces over, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring, recess with electric cooker point, wall mounted gas fired combination boiler, double glazed window to rear aspect, part double glazed pvc rear entrance door, door to:

### Rear Lobby

Tiled flooring, space for a fridge/freezer, door to:

### Bathroom

White suite comprising panel bath with shower fitting over bath and aqua panel walls, wash basin, low level wc, tile effect vinyl flooring, storage recess, frosted double glazed window to side aspect,

### First Floor Small Landing

Fitted carpet, doors to:

### Bedroom 1

11'6" x 11'6" (3.52 x 3.51)

Including the chimney breast plus over stairs storage cupboard, radiator, tv point, fitted carpet, double glazed window to front aspect.





### Bedroom 2

11'6" x 9'10", 173'10" (3.53 x 3.,53)

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

### Bedroom 3

11'3" x 7'0" (3.43 x 2.14 )

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

### Outside

To the front of the property is a walled low maintenance sun trap court yard garden. To the rear is an enclosed yard with brick walling and a gate to a rear service passageway. Useful built in store.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

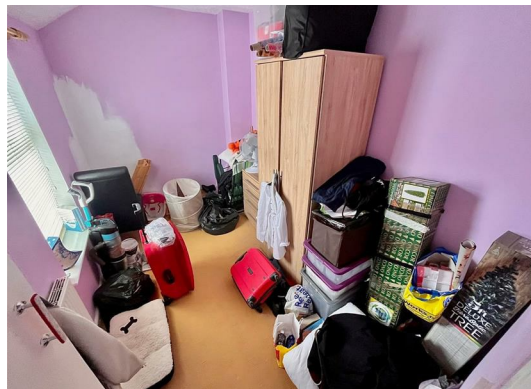
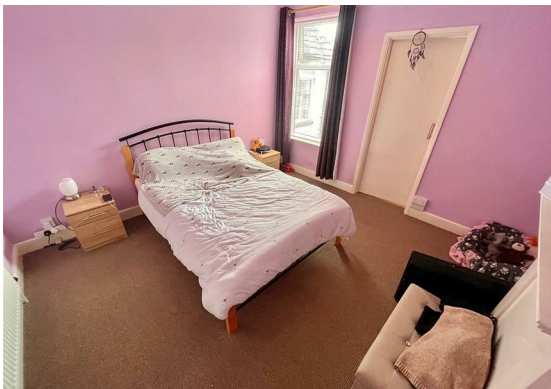
### Location

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 \* Racecourse \* 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 west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Winifred Road can be found on the left.

Ref: Y11844/08/23/CF



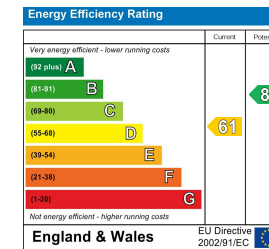
## Floor Plan



## 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

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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
 Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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