

Aldreds
Estate Agents



30 Hamilton Road

Great Yarmouth NR30 4NB

Price Guide £225,000-£245,000



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30 Hamilton Road

Price Guide £225,000-£235,000 Aldreds are pleased to offer this attractively presented semi detached house sitting on a corner plot in this popular area. The property has a spacious entrance hall, two reception rooms, kitchen and conservatory. On the first floor there is a landing, three bedrooms and bathroom all leading separately off. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and potential parking to the rear subject to any necessary consents. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

Entrance Porch

Door to front.

Entrance Hall

Stairs rising to landing, understairs cupboard, radiator.

Lounge

13'5" x 11'0" (4.09 x 3.35 (4.1 x 3.36))

Bay double glazed window to front aspect, tiled fireplace, radiator.

Dining Room

14'5" x 11'0" (4.39 x 3.35)

Radiator, door to:-

Conservatory

18'1" x 8'4" (5.51 x 2.54)

Sealed unit double glazed windows double glazed French doors to rear garden.

Kitchen

10'11" x 9'3" (3.33 x 2.82)

White gloss finish base and wall mounted storage units with roll top work surfaces over, double glazed window to side aspect, stainless steel sink and drainer, gas cooker point, part tiled walls.

Landing

Bedroom 1

12'0" x 11'0" (3.66 x 3.35)

Double glazed window to front aspect, radiator.

Bedroom 2

14'6" x 10'11" (4.42 x 3.33 (4.41 x 3.32))

Double glazed window to rear aspect, radiator.

Bedroom 3

10'11" x 9'6" (3.33 x 2.90 (3.34 x 2.89))

Double glazed window to rear aspect, radiator.





Bathroom

Shower in cubicle, panel bath, hand wash basin, low level WC, tiled walls, loft access, two opaque double glazed windows to side aspect, heated towel rail.

Floorplans

Floorplans are available for this property via our website. If you do not have internet access but would like to view the floorplans please contact us.

Outside

To the front of the property there is a garden. To the rear of the property there is a garden with potential car standing (subject to any necessary consents).

Tenure

Leasehold. 999 years from 29th September 1907

Services

Mains water, electric, gas, drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road where the property can be found on the right hand side.

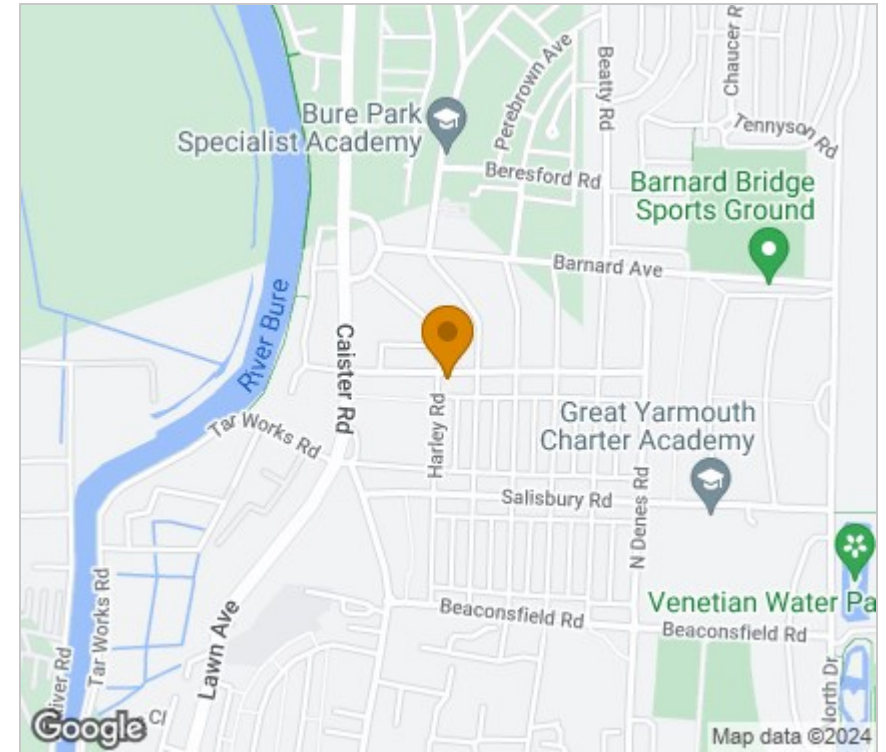
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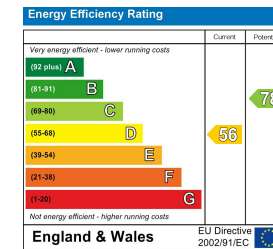
Floor Plan



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.

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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