

**Aldreds**  
Estate Agents



8 Swirles Buildings Middle Market Road

Great Yarmouth NR30 2DZ

£129,500



## 8 Swirles Buildings

Aldreds are pleased to offer this very well presented, modernised mid terraced house in a very convenient location close to the main town centre and local amenities. The property would make an ideal buy to let property or first home and offers accommodation comprising of a sitting room, dining room, modern kitchen, ground floor cloakroom. On the first floor are three bedrooms and a bathroom. Outside is a rear courtyard. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

### Sitting Room

10'9" x 9'10" (3.29 x 3.02)

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

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

10'8" x 9'3" (3.27 x 2.84)

Including the chimney breast plus under stairs cupboard, double glazed window to rear aspect, radiator, wood effect laminate flooring, door to:

### Kitchen

13'5" x 6'2" (4.10 x 1.89)

Fitted with a range of medium oak fronted wall and matching base units with work surface over, built in electric oven, four ring electric hob and extractor hood over, part tiled walls, recess with space for a fridge/freezer, double bowl stainless steel sink unit, space and plumbing for a washing machine, tiled flooring, double glazed window and part double glazed pvc door to courtyard, door to:

### Cloakroom

Low level wc, wash hand basin, wall mounted gas combination boiler, tiled flooring, radiator.

### First Floor Small Landing

Doors to:

### Bedroom 1

10'10" x 9'10" (3.31 x 3.00)

Including the chimney breast, wood effect laminate flooring, radiator, double glazed window to front aspect.

### Bedroom 2

10'8" x 9'3" (3.27 x 2.84)

Including the chimney breast, plus over stairs cupboard, radiator, wall mount tv point, wood effect laminate flooring, door to:





### Bedroom 3

10'2" x 6'2" (3.10 x 1.89)

Wood effect laminate flooring, radiator, double glazed window to side aspect, door to:

### Bathroom

White suite comprising curved panel bath with shower mixer tap over, glazed screen, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to side aspect, extractor fan, radiator.

### Outside

To the rear is an enclosed courtyard laid with artificial grass, boundary walling and gate to rear.

### Agents Note

The property has been let on a long term rental and the tenant would be very happy to continue to live in the property if a purchaser is interested in purchasing the property as an investment. Alternatively the tenant can be given notice and the property sold with vacant possession.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

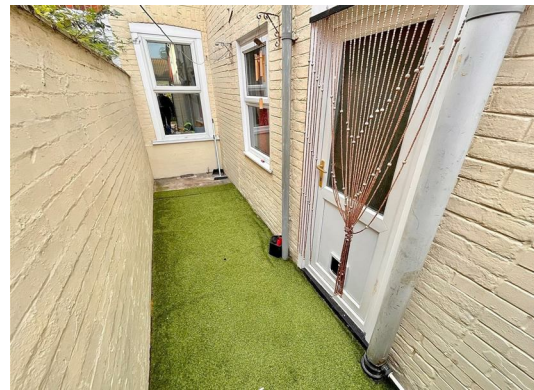
### Location

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 \* 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, turn right into Silk Mill Road and just before the bend in the road Swirles Buildings can be found straight ahead through the passageway.

Ref: Y11898/10/23/CF



## Floor Plan



## 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

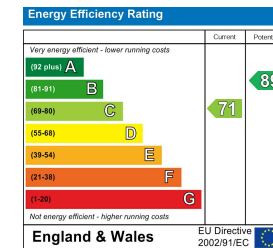
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



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