



## 24 North Market Road

Great Yarmouth

£99,000



Aldreds are pleased to offer this mid terraced house with the benefit of a rear garden, in a convenient location close to the main town centre and local amenities offering a sitting room, inner hall, kitchen, ground floor bathroom and two separate bedrooms. The property also benefits from double glazed windows, gas central heating and would make an ideal investment property/first home. Offered chain free.





### Sitting Room 12'1" x 10'7" (3.69 x 3.24)

Including the chimney breast, radiator, tv point, double glazed window to front aspect, part double glazed pvc entrance door, access to:

### Inner Hall

Stairs to first floor with under stairs recess, doors leading off to:

### Bathroom

Suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to side aspect.

### Kitchen 10'0" x 8'0" (3.06 x 2.45)

Fitted white kitchen units with matching wall and base units with work surface over, electric cooker point, single drainer sink unit, wall mounted gas boiler, space and plumbing for a washing machine, part tiled walls, radiator, double glazed window to rear aspect, part double glazed pvc rear entrance door.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1 12'1" x 10'7" (3.69 x 3.24)

Including the chimney breast and adjacent wardrobe cupboard, double glazed window to front aspect, radiator, access to the loft space.

### Bedroom 2 9'3" x 7'6" (2.82 x 2.29)

Plus over stairs cupboard, radiator, double glazed window to rear.

### Outside

To the rear is an enclosed paved garden with a gate leading to a shared access passageway to the front of the property.

### 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 follow the road around the right hand bend where the property can be found on the right hand side.

Ref: Y11895/10/23/CF

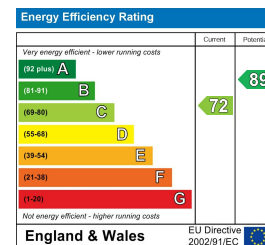
## Area Map



## Floor Plans



## Energy Efficiency Graph



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