

**Aldreds**  
Estate Agents



9 Palgrave Road  
Great Yarmouth NR30 1PY

£210,000



## 9 Palgrave Road

Aldreds are pleased to offer this very well presented, modernised bay fronted mid terraced family house in a convenient central location close to the town centre and local amenities. The property has been recently improved and offers deceptively spacious accommodation comprising of an entrance porch leading to an entrance hall serving the lounge, dining room/bedroom 4, breakfast/dining room, kitchen, utility area, ground floor shower room, first floor landing leading to three large double bedrooms and a family bathroom. Outside is a forecourt and west facing rear courtyard. The property also benefits from double glazed windows and gas central heating. Offered chain free.

### Entrance Porch

Part double glazed pvc entrance door, radiator, fitted carpet, door to:

### Entrance Hall

Stairs to first floor with open under stairs recess, fitted carpet, meter storage cupboard with fuse box, doors leading off to:

### Lounge

12'7" x 12'3" (3.86 x 3.75)

Including the chimney breast plus double glazed window to front aspect, radiator, tv aerial lead, fitted carpet, picture rail and original coved ceiling.

### Dining Room/Bedroom 4

13'5" x 10'3" (4.11 x 3.14)

Including the chimney breast, radiator, tv point, telephone point, fitted carpet, double glazed French doors to rear.

### Breakfast/Dining Room

12'11" x 9'5" (3.96 x 2.88)

Including the cupboard housing the Glow Worm gas boiler, fitted carpet, tv point, radiator, double glazed window to side aspect, access to:

### Kitchen

12'10" x 9'6" maximum (3.93 x 2.91 maximum)

Extensively fitted with cream gloss wall and matching base units with work surface over, built in electric double oven, four ring ceramic hob and stainless steel extractor hood over, part tiled walls, tiled flooring, space and plumbing for a washing machine, one and a half bowl stainless steel sink unit, double glazed window and part double glazed pvc door to rear, open access to:

### Utility Area

9'5" x 4'1" (2.88 x 1.26)

Tiled flooring, double glazed window to rear, space for an American style fridge/freezer, door to:

### Shower Room

7'10" x 4'2" (2.41 x 1.29)

Tiled shower area with mains fed shower fitting, low level wc, corner pedestal wash basin, tiled flooring, radiator, extractor fan, recessed spot lights, frosted double glazed window to rear aspect.





### First Floor Landing

Fitted carpet, radiator, doors leading off to:

### Bedroom 1

15'9" x 12'9" (4.82 x 3.89)

Plus double glazed bay window to front aspect and additional double glazed window, chimney breast, radiator, tv aerial lead, fitted carpet.

### Bedroom 2

19'7" x 9'4" (5.97 x 2.87)

Huge bedroom which was formerly two bedrooms and could easily be split with two double glazed windows to rear aspect, two radiators, fitted carpet, motion sensor lighting, tv point.

### Bedroom 3

13'3" x 10'3" (4.06 x 3.14)

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

### Family Bathroom

White suite comprising panel bath with tiled surround, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect, radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is a low maintenance paved courtyard which faces a westerly direction with a shed/workshop. A gate gives access from the fully enclosed courtyard to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

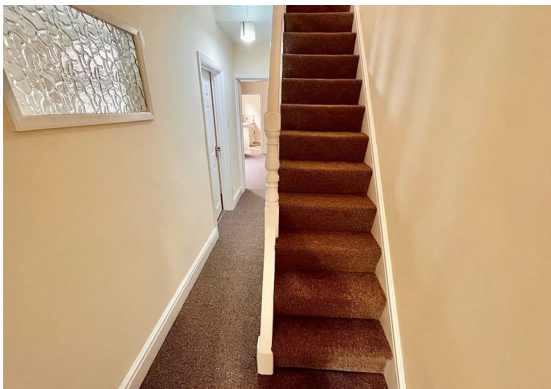
### Location

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 \* 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, turn right just after the White Swan Public House into Rampart Road, turn left into Palgrave Road where the property can be found part way down on the left hand side.

Ref: Y11921/11/23/CF



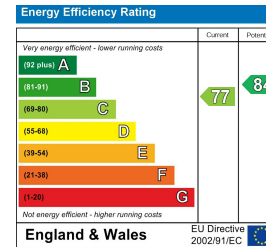
## Floor Plan



## 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

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