

Aldreds
Estate Agents



95 Churchill Road
Great Yarmouth NR30 4NQ
Offers Over £160,000



95 Churchill Road

Situated on the popular Churchill Road, Aldreds are pleased to offer this bay fronted, hall entrance, mid terrace house with all bedrooms and a bathroom leading separately off the landing. Newly decorated with flooring and carpets. The property also offers the benefits of a stunning kitchen and bathroom plus two reception rooms. Gas central heating and sealed unit double glazing to the majority of windows. Outside there is a front forecourt and rear yard. The property is offered with no upward chain.

Entrance Porch

Part double glazed pvc entrance door to front.

Entrance Hall

Stairs rising to landing, radiator, wood effect laminate flooring.

Lounge

11'10" x 11'7" (3.61 x 3.53)

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

Dining Room

11'10" x 11'7" (3.61 x 3.53)

Chimney breast, Under stairs cupboard, Double glazed window to rear aspect, wood effect laminate flooring.

Kitchen

23'0" x 8'3" (7.01 x 2.51)

Fitted kitchen with white wall and matching base storage units with wood block effect roll top work surfaces over, stainless steel one and a half bowl sink and drainer, two double glazed windows to side aspect, plumbing for washing machine, electric hob, electric oven, radiator, wood effect laminate flooring, door to yard, door to:-

Ground Floor Bathroom

7'8" x 5'9" (2.34 x 1.75)

Frosted double glazed window to rear aspect, white suite with panel bath, hand wash basin, low level WC, radiator, part tiled walls.

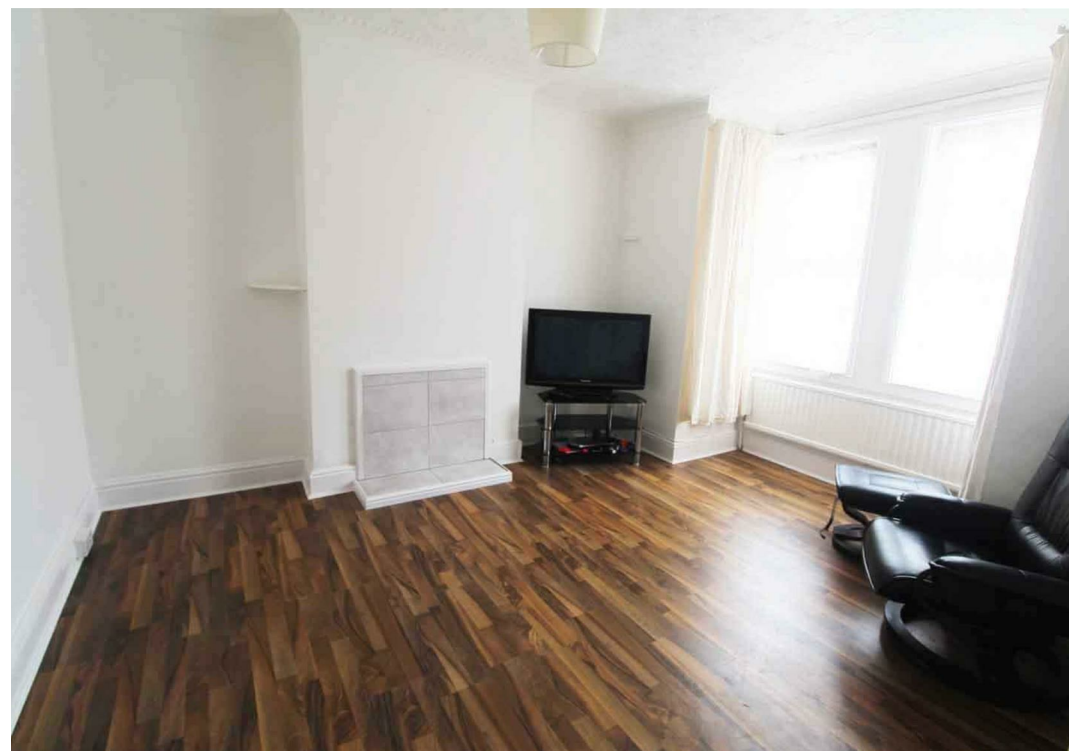
Landing

Storage cupboard housing the gas boiler, fitted carpet, doors leading off to:

Bedroom 1

15'1" x 11'10" (4.60 x 3.61)

Two double glazed windows to front aspect, radiator, fitted carpet.





Bedroom 2

12'0" x 9'0" (3.66 x 2.74 (3.65 x 2.75))

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

Bedroom 3

8'8" x 8'5" (2.64 x 2.57 (2.65 x 2.56))

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

First Floor Bathroom

Part tiled walls, white suite comprising panel bath, pedestal hand wash basin, low level WC, double glazed window to side aspect.

Outside

To the front of the property there is a forecourt. To the rear of the property there is an enclosed yard.

Tenure

Freehold.

AGENTS NOTE

The photographs provided were taken prior to the current tenants occupying the property and are for indicative purposes only. The tenants are currently under notice to leave the property before 14 December 2023.

Services

Mains water, electric, gas, 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, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, at the next mini roundabout turn right into Beaconsfield Road, turn left into Churchill Road where the property can be found on the right hand side.

Ref: Y11927/11/23/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

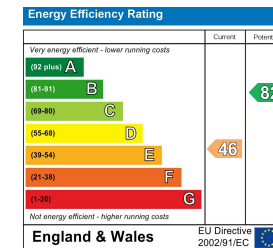
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Area Map



Energy Efficiency Graph



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