



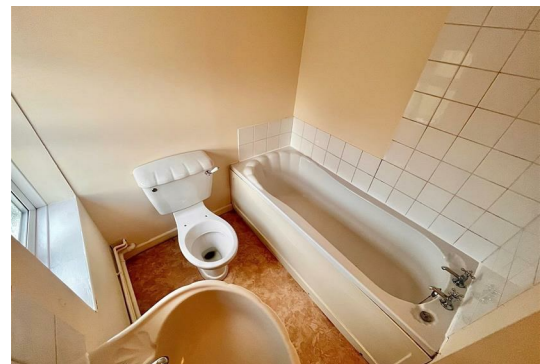
66 Breydon Road

Great Yarmouth NR31 0AJ

Offers Over £100,000



Aldreds are pleased to offer this well presented, spacious end terraced house that would make an ideal first home or investment purchase. The accommodation on offer comprises of a lounge, dining room, kitchen, small landing, two bedrooms and bathroom. Outside is a small rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Lounge 11'11" x 10'10" (3.65 x 3.32)

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

Dining Room 11'2" x 9'3" (3.42 x 2.82)

Plus staircase to first floor with under stairs cupboard and including the chimney breast, radiator, double glazed window to rear aspect, door to:

Kitchen 9'10" x 6'2" (3.02 x 1.88)

Fitted with modern wall and matching base units with work surface over, electric cooker point, space and plumbing for a washing machine, part tiled walls, single drainer stainless steel sink unit, double glazed window to rear, part double glazed pvc rear entrance door.

First Floor Small Landing

Doors leading off to:

Bedroom 1 11'11" x 10'10" (3.65 x 3.32)

Double glazed window to front aspect, radiator.

Bedroom 2 11'1" x 9'3" (3.38 x 2.84)

Plus cupboard housing the gas fired boiler, double glazed window to rear aspect, radiator, door to:

Bathroom 7'3" x 5'7" (2.21 x 1.71)

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the rear of the property is an enclosed courtyard with door leading to the rear service passageway.

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 west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn right and bear left, continue into Breydon Road and proceed to the far end of the road passing over the first crossroads, where the property can be found on the right hand side.

Ref: Y11938/12/23/CF

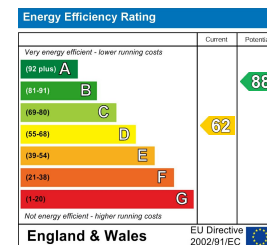
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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