

**Aldreds**  
Estate Agents



27 East Road  
Great Yarmouth NR30 1DP  
£135,000



## 27 East Road

Aldreds are pleased to offer this well presented mid terraced house in a popular location convenient for the town centre and local amenities. The house would make an ideal first home or investment purchase and offers roomy accommodation comprising of a lounge, dining room, kitchen, ground floor bathroom, three bedrooms, forecourt and rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Lounge

11'6" x 11'4" (3.53 x 3.47)

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

### Inner Lobby

Stairs to first floor, access to:

### Dining Room

11'6" x 9'10" (3.53 x 3.02)

Including the chimney breast plus under stairs cupboard housing the electric meter and fuse box, double glazed window to rear aspect, radiator, door to:

### Kitchen

8'7" x 7'0" (2.64 x 2.15)

Fitted wood effect wall and base units with work surface over, single drainer stainless steel sink unit, recess with electric cooker point, radiator, part tiled walls, gas boiler, vinyl flooring, double glazed window and part double glazed pvc door to rear, door to:

### Bathroom

White suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, extractor fan, frosted double glazed window to rear, vinyl flooring.

### First Floor Small Landing

Doors Leading off to:

### Bedroom 1

11'6" x 11'3" (3.52 x 3.45)

Including the chimney breast plus over stairs cupboard, radiator, double glazed window to front aspect, tv point.

### Bedroom 2

11'6" x 10'0" (3.52 x 3.05)

Including the chimney breast plus over stairs storage cupboard, double glazed window to rear aspect, radiator, tv point, door to:





### Bedroom 3

8'7" x 7'1" (2.62 x 2.16 )

Double glazed window to rear aspect, radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed courtyard with outside shed/workshop with power connected.

### 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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

### Directions

From Haven Bridge, proceed North along North Quay, at the roundabout take the right hand exit and proceed along Fullers Hill as far as the first set of traffic light turning left into Northgate Street, proceed approximately 400 yards and turn right at the mini-roundabout into Kitchener Road, take the next turning right into Maygrove Road then first left into East Road. Follow the road as it bears round to the right and the property is situated on the right-hand side.

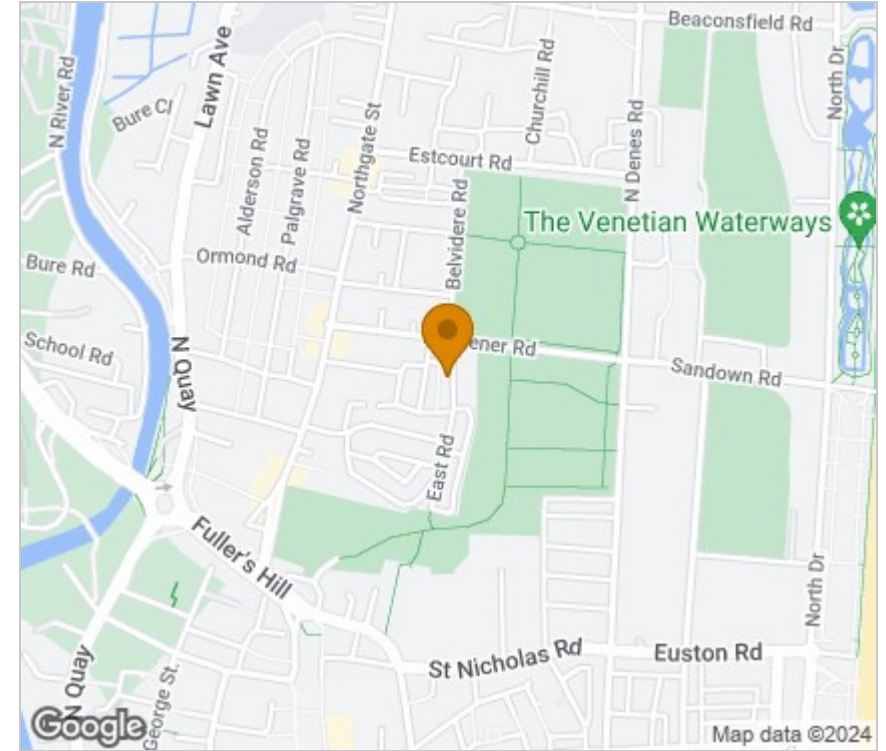
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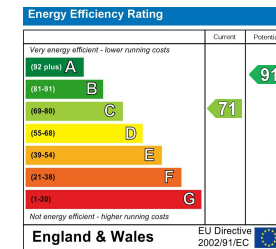
## Floor Plan



## 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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