

Aldreds
Estate Agents



51 Garfield Road

Great Yarmouth NR30 4JU

Price Guide £115,000-£120,000



51 Garfield Road

Guide Price £115,000-£120,000 Aldreds are pleased to offer this attractively presented, modernised mid terraced house in a sought after location to the north of the main town centre. The property would make an ideal first home or investment purchase with accommodation comprising of a lounge, dining room spacious kitchen, two double bedrooms and bathroom. Outside there is a forecourt and courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

12'0" x 11'8" (3.68 x 3.57)

Including the chimney breast, part double glazed pvc entrance door, wall mount tv point, radiator, fitted carpet, door to:

Inner Lobby

Stairs to first floor, door to:

Dining Room

11'8" x 10'7" (3.57 x 3.23)

Including the chimney breast plus under stairs cupboard, radiator, double glazed window to rear aspect, fitted carpet, door to:

Kitchen

15'9" x 7'4" (4.81 x 2.26)

Extensively fitted with a range of oak effect shaker style wall and matching base units with granite effect work tops and upstands over, single drainer one and a half bowl sink unit with mixer taps, recess with gas cooker point, wall mounted gas boiler, double glazed windows to side and rear, part double glazed pvc entrance door, radiator, vinyl flooring.

First Floor Small Landing

Doors leading off to:

Bedroom 1

12'0" x 11'8" (3.68 x 3.57)

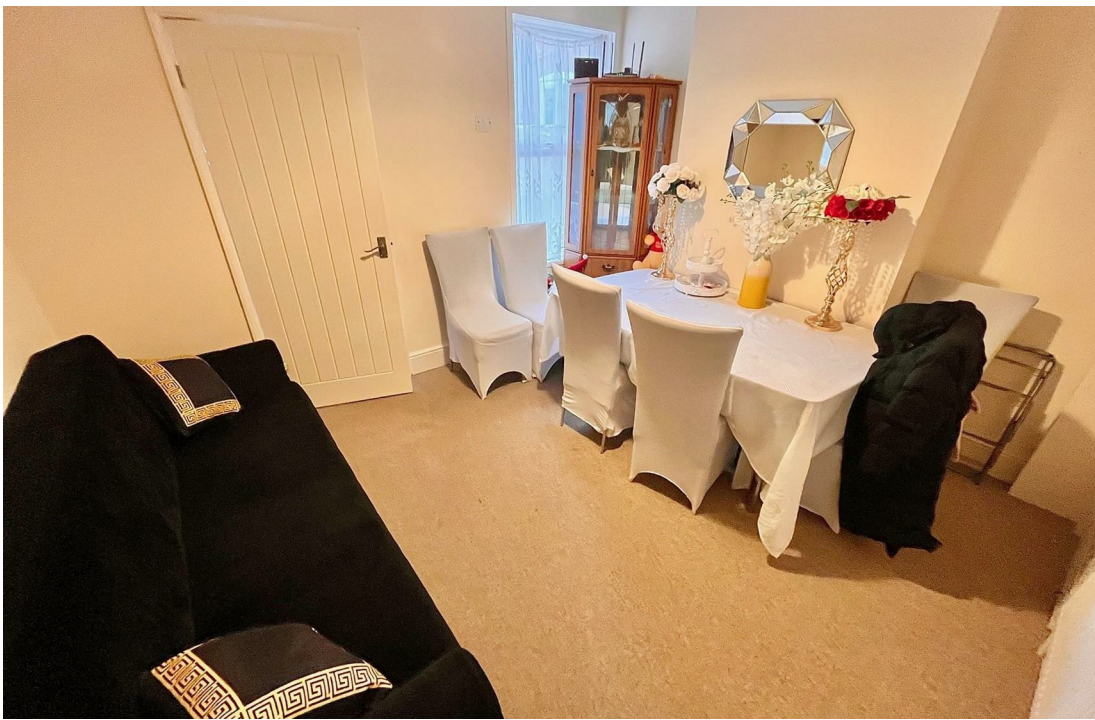
Including the chimney breast plus over stairs wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2

11'8" x 10'7" (3.57 x 3.23)

Including the chimney breast, wall mount tv point, double glazed window to rear aspect, fitted carpet, door to:





Bathroom

9'9" x 7'1" (2.98 x 2.16)

White suite comprising tiled panelled bath with shower mixer tap, low level wc, vanity unit with inset wash basin, tiled walls and flooring, radiator, frosted double glazed window to rear.

Outside

To the front of the property is a walled forecourt. To the rear is a courtyard garden enclosed by brick boundary walling with a gate leading to a rear service passage. There is a useful shed.

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 the Yarmouth office head north along North Quay, at the roundabout take the right hand exit into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout with the former Lord Roberts Public House turn right into Beaconsfield Road, take the second turning left into Garfield Road, continue over the crossroads, where the property can be found on the right hand side.

Ref: Y11960/01/24/CF



Floor Plan



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

