

Aldreds
Estate Agents



29 Mill Road
Great Yarmouth NR31 0AA

£125,000



29 Mill Road

Guide Price £125,000-£130,000 Aldreds are pleased to offer this deceptively spacious, modernised end terraced house which offers a tastefully presented living space which would make an ideal first home or investment purchase. The property has recently been re-plastered, re-decorated, re-vamped kitchen and bathroom and has new floor coverings. The accommodation comprises of an entrance lobby leading to the fitted kitchen, spacious living room, ground floor bathroom and bedroom 2, first floor landing and good size main bedroom. Outside there is an enclosed court yard garden. The property also benefits from double glazed windows, gas central heating and is available chain free and ready to move into. An early viewing is recommended.

Entrance Lobby

Part double glazed pvc entrance door, vinyl flooring, doors leading off to:

Kitchen

12'4" x 8'2" (3.77 x 2.51)

Fitted with a white gloss finish kitchen with wall and matching base units with polished finish work tops over, single drainer one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, built in electric double oven, four ring gas hob and extractor hood, wall mounted Baxi combination boiler, metro tiled walls, vinyl flooring, Velux sky light, door to:

Living Room

17'2" x 12'0" (5.24 x 3.67)

Including the stairs to first floor with open under stairs recess, chimney breast, radiator, tv point, double glazed window to front aspect, new fitted carpet.

Bedroom 2

9'10" x 8'2" (3.01 x 2.51)

Plus door recess and shallow cupboard housing the electric fuse box, radiator, double glazed window to front aspect, new fitted carpet, loft access.

Bathroom

White suite comprising panelled bath with shower mixer attachment, pedestal wash basin, low level wc, metro tiled walls, radiator, extractor fan, vinyl flooring.





First Floor Landing

New fitted carpet, door to:

Bedroom 1

13'6" x 11'10" maximum (4.12 x 3.61 maximum)

Plus recess, two double glazed windows to front aspect, radiator, loft access, new fitted carpet.

Outside

A gated access leads in to the entrance court yard with brick boundary walling and paved patio area.

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

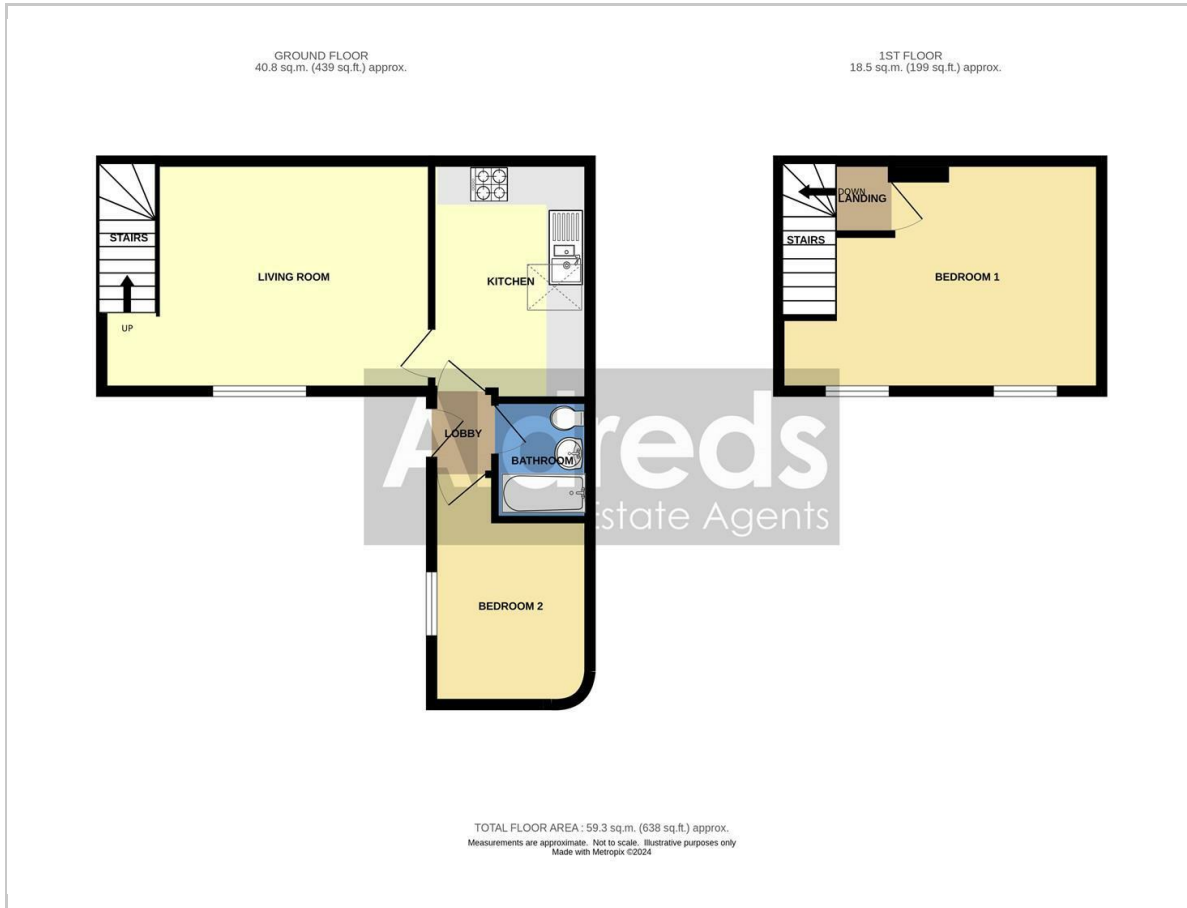
Directions

From town proceed west over the Haven Bridge, turn right at the traffic lights into Mill Road, Cobholm, proceed to the mini roundabout and take the left hand exit, follow the road and as it bears round to the right the property can be found on the left hand corner opposite the shop.

Ref: Y11969/02/24/CF



Floor Plan



Area Map



Viewing

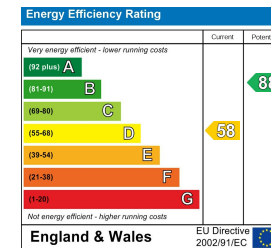
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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