

Aldreds
Estate Agents



3 Melrose Terrace
Great Yarmouth NR30 3BN
£120,000



3 Melrose Terrace

Aldreds are pleased to offer this tastefully presented, modernised mid terraced house that would make an ideal first home or investment purchase. The property has been recently improved and offers a spacious open plan lounge/dining room, new fitted kitchen with appliances, first floor landing leading to two separate bedrooms and a new fitted shower room. Outside there is a small rear courtyard. The property also benefits from gas central heating, double glazed windows, re-decoration throughout making it an ideal turn key house. Viewing is strongly recommended.

Open Plan Lounge/Dining Room 22'0" x 11'1" (6.71 x 3.40)

Including the chimney breasts and staircase to first floor, double aspect double glazed windows, grey wood effect laminate flooring, tv point, part double glazed pvc entrance door, two radiators, door to:

Kitchen 12'1" x 6'3" (3.69 x 1.93)

Quality new fitted kitchen with matt grey finish wall and matching base units with granite effect worktops over, part metro tiling to walls, single drainer stainless steel sink unit with mixer taps, space and plumbing for a washing machine, tumble dryer and fridge/freezer (appliances included), built in electric oven, four ring ceramic hob and extractor hood over, tiled flooring, cupboard housing the Vaillant gas combination boiler, double aspect double glazed windows, part double glazed pvc rear entrance door.

First Floor Landing Fitted carpet, doors leading off to:

Bedroom 1 11'1" x 10'0" maximum (3.40 x 3.07 maximum)

Including the chimney breast, radiator, double glazed window to front aspect, fitted carpet.

Bedroom 2 8'5" x 7'2" (2.58 x 2.20)

Fitted carpet, radiator, double glazed window to rear aspect.





Shower Room

12'4" x 6'5" (3.77 x 1.97)

New suite with corner quadrant shower cubicle with aqua panelling and shower, low level wc, vanity unit with inset wash basin, and aqua panel splashback, storage recess, grey vinyl flooring, radiator, extractor fan, frosted double glazed window to side aspect.

Outside

To the rear is an enclosed small courtyard with gate to a 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.

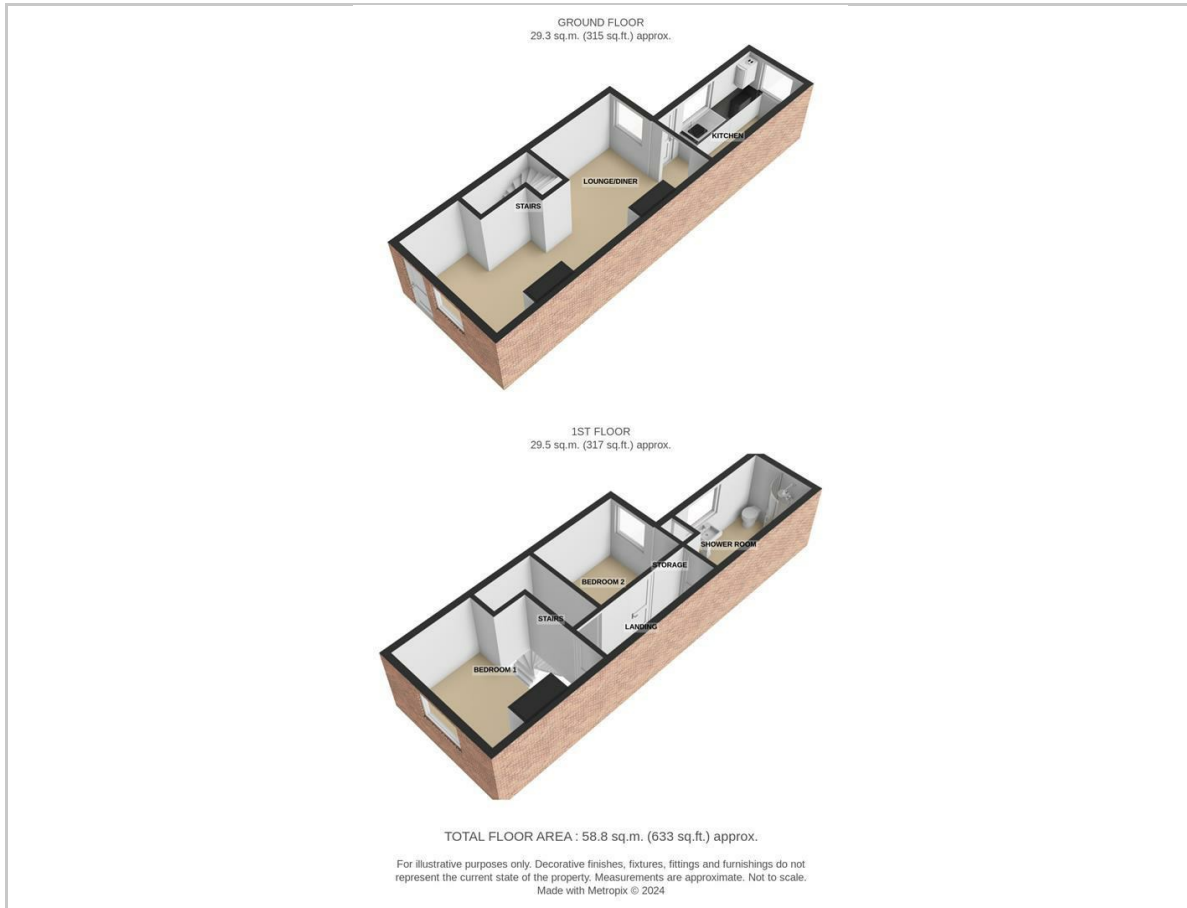
Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right then immediately left into St Peters Road, continue to the mini roundabout and turn right into Nelson Road Central and continue towards the bottom and follow the road around to the left and continue straight ahead where Melrose Terrace can be found at the bottom.

Ref: Y11965/02/24/CF



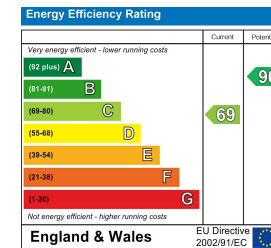
Floor Plan



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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