

Aldreds
Estate Agents

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FOR SALE
aldreds.co.uk
01493 844891

33 Coronation Road
Great Yarmouth NR31 0BW
Offers Over £132,000



33 Coronation Road

Aldreds are pleased to offer this well presented modernised mid terraced house in a convenient location for local amenities and a short walk to the town centre. The property would make an ideal first home or investment purchase and offers an entrance porch, lounge, dining room, fitted kitchen, rear lobby, ground floor bathroom, first floor small landing, three bedrooms and a cloakroom. Outside is a forecourt and enclosed courtyard garden. The property also benefits from double glazed windows and gas central heating. Viewing is recommended.

Entrance Porch

Part double glazed pvc entrance door and additional recently replaced part double glazed pvc internal door, double glazed windows, cloaks storage space.

Lounge

12'4" x 10'4" (3.76 x 3.16)

Including the chimney breast with feature inset coal effect electric fire, radiator, wall mount tv point, fitted carpet, double glazed window to front aspect, door to:

Inner Lobby

Stairs to first floor, door to:

Dining Room

12'4" x 10'9" (3.76 x 3.30)

Including the chimney breast with fireplace recess plus under stairs cupboard, fitted carpet, double glazed window to rear, double glazed window to rear, door to:

Kitchen

13'11" x 6'3" (4.26 x 1.92)

Fitted with a range of cream and white modern wall and base units with granite effect worktops over, tiled walls and flooring, built in electric oven with four ring ceramic hob over and incorporated extractor hood, space and plumbing for a washing machine, double glazed window to side aspect, one and a half bowl stainless steel sink unit, open access to:

Rear Lobby

Tiled flooring, storage space, part tiled walls, part double glazed pvc rear entrance door, door to:

Bathroom

8'9" x 5'4" (2.69 x 1.64)

White suite comprising panelled bath, corner tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls and flooring, frosted double glazed window to rear aspect, radiator.

First Floor Small Landing

Doors off to:

Bedroom 1

12'4" x 10'4" (3.76 x 3.16)

Plus wardrobe cupboard with loft access and including the chimney breast with an original cast iron fireplace, double glazed window to front aspect, radiator, wall mount tv point, fitted carpet.





Bedroom 2

12'4" x 10'9" (3.76 x 3.30)

Including the chimney breast with original cast iron fireplace, adjacent cupboard housing the gas combination boiler, tv point, double glazed window to rear aspect, fitted carpet, door to:

Bedroom 3

9'9" x 6'4" (2.98 x 1.95)

Currently partitioned to form a first floor cloakroom beyond, radiator, fitted carpet, access to:

Cloakroom

6'2" x 3'8" (1.90 x 1.14)

Low level wc, pedestal wash basin, frosted double glazed window to rear, vinyl flooring.

Agents Note

Bedroom three and the cloakroom could be made in to one room by removing the stud partition wall that would then create a 4.23m x 1.95m bedroom if required.

Outside

To the front is a low maintenance forecourt. To the rear is an enclosed courtyard garden with brick boundary walling and a gate 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 the Haven Bridge, at the traffic lights turn right into Mill Road, continue to the mini roundabout and take the left hand exit, continue straight ahead keeping the Mini-Mart on your right hand side, after a couple of hundred yards turn left in to Coronation Road.

Ref: Y11974/02/24/CF



Floor Plan



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

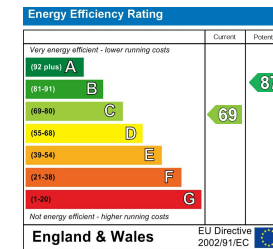
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Area Map



Energy Efficiency Graph



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