

**Aldreds**  
Estate Agents



50 Lawn Avenue  
Great Yarmouth NR30 1QN  
£160,000



## 50 Lawn Avenue

Aldreds are pleased to offer this deceptively spacious, extended end terraced family house in a popular location close to the town centre. The property would ideally benefit from further refurbishment and offers accommodation comprising of an entrance hall, lounge, kitchen/dining room, walk in pantry/utility cupboard, ground floor bathroom, first floor landing and three double size bedrooms. Outside there are front and rear gardens. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, radiator, door to:

### Lounge

14'6" x 13'3" (4.42 x 4.04)

Including the chimney breast with fire surround, wood effect laminate flooring, double glazed window to front aspect, tv point, radiator, door to:

### Kitchen/Dining Room

18'9" x 17'7" narrowing to 8'3" (5.74 x 5.38 narrowing to 2.53)

Extended spacious kitchen with wood grain finish wall and matching base units with work surface over, single drainer double bowl sink unit, space and plumbing for a washing machine, gas cooker point, cupboard housing the gas boiler, part tiled walls, two radiators, double glazed window to rear aspect, part double glazed pvc rear entrance door, under stairs cupboard, walk in pantry/utility cupboard (could be adapted further to accommodate appliances), door to:

### Bathroom

10'1" x 5'9" (3.09 x 1.76)

White suite comprising panelled bath, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to rear aspect, space for a shower with concealed plumbing.

### First Floor Landing

Doors leading off to:

### Bedroom 1

17'6" maximum x 10'10" (5.35 maximum x 3.32 )

Including the chimney breast, double aspect double glazed windows, radiator, wood effect laminate flooring.





### Bedroom 2

11'0" x 8'7" (3.37 x 2.62)

Including a built in cupboard and the chimney breast, wood effect laminate flooring, radiator, double glazed window to rear aspect.

### Bedroom 3

8'7" x 8'2" (2.62 x 2.49)

Double glazed window to rear aspect, radiator.

### Outside

To the front of the property is a lawned, partially overgrown garden with pathway leading to the entrance. A side gate leads in to the rear of the property where there is a low maintenance garden with a gate to the rear service road with parking.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

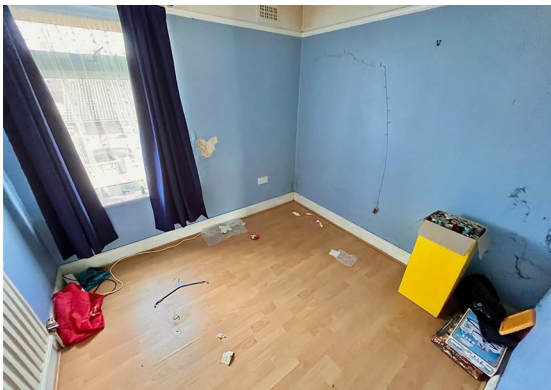
### Location

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 Great Yarmouth office head North along North Quay, continue over the roundabout onto Lawn Avenue where the property can be found on the right hand side.

Ref: Y11977/02/24/CF



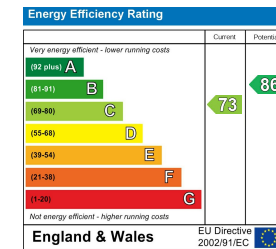
## Floor Plan



## 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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