



1 St. Marys Court

Off Albion Road, Great Yarmouth, NR30 2GZ

£205,000



1 St. Marys Court

Aldreds are pleased to offer this rare opportunity to acquire a linked detached bungalow in a small quiet cul de sac in a convenient town centre location close to the sea front. The property would make an ideal retirement property with accommodation comprising of an entrance hall, living room, fitted kitchen, two bedrooms and bathroom. Outside there is a westerly facing enclosed rear garden, adjacent driveway and linked garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, wood effect vinyl flooring, built in cloaks storage cupboard, radiator, loft access, doors leading off to:

Living Room

14'11" x 10'8" (4.57 x 3.26)

Part double glazed pvc French doors to rear, wood effect vinyl flooring, tv point, radiator.

Kitchen

10'2" x 8'10" (3.11 x 2.71)

Fitted with medium oak fronted wall and matching base units with roll top work surface over, built in electric oven with four ring gas hob and integrated extractor hood over, integrated fridge/freezer, space and plumbing for a washing machine, single drainer sink unit, part tiled walls, tiled flooring, under surface lighting, double glazed window to front aspect, radiator, wall mounted gas boiler.

Bedroom 1

11'10" x 11'5" (3.62 x 3.48)

Double glazed window to rear aspect, radiator, wood effect vinyl flooring.

Bedroom 2/Dining Room

9'6" x 8'8" (2.92 x 2.65)

Double glazed window to front aspect, radiator, wood effect vinyl flooring.

Bathroom

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect, tiled walls and flooring.





Outside

The property is situated in a purpose built small cul de sac with a small forecourt and adjacent block pavior driveway providing parking for a small car and access to the linked garage 5.28m x 2.76m with roller blind door. A gated side access leads in to the rear garden which is laid with block pavior patio/pathway, lawn and side borders. The rear garden is fully enclosed and private.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

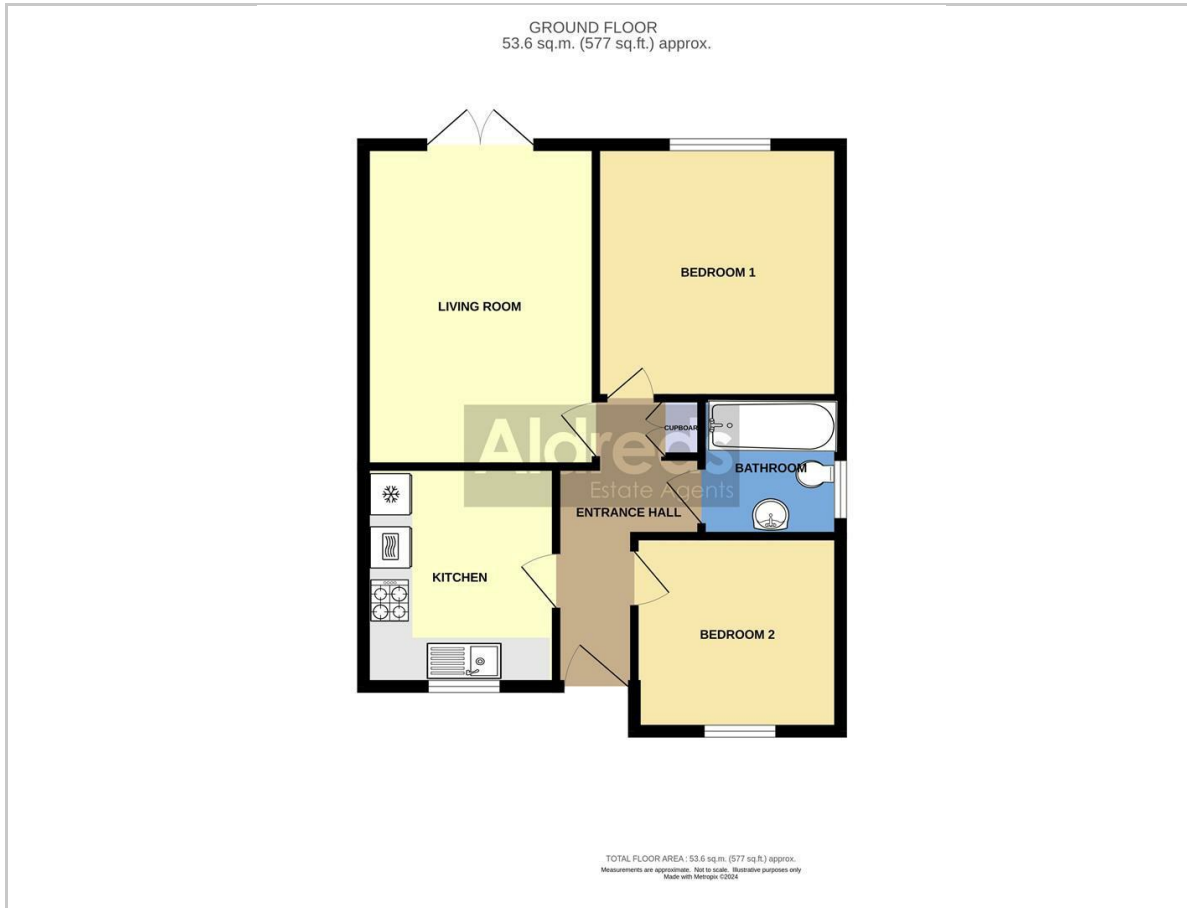
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue over the next set of traffic lights into Nelson Road Central, turn left into Albion Road and after a couple of hundred yards turn left into St Marys Court.

Ref: Y11984/02/24/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

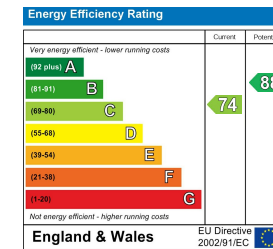
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Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA