

**Aldreds**  
Estate Agents



45. Admiralty Road  
Great Yarmouth NR30 3DQ

£130,000



## 45. Admiralty Road

Aldreds are pleased to offer this attractively presented, bay fronted mid terraced house in a convenient location close to local amenities, the sea front and the third river crossing providing easy access to Gorleston. The property would make an ideal first home or investment purchase and offers accommodation comprising of an entrance hall, lounge, dining room, kitchen, rear lobby, bathroom. On the first floor a landing serves three double bedrooms. Outside there is a small forecourt, covered rear yard and additional small outside space. The property also benefits from double glazed windows, gas central heating and offers great potential. An early viewing is recommended.

### Entrance Hall

Part double glazed composite entrance door, radiator, fitted carpet, door to:

### Lounge

11'11" x 9'7" (3.64 x 2.93)

Plus double glazed bay window to front aspect and including the chimney breast with built in cupboard adjacent, radiator, satellite point, wood laminate flooring.

### Dining Room

13'1" x 12'0" (3.99 x 3.66)

Including the stairs to first floor with under stairs cupboard and including the chimney breast with adjacent shallow cupboard, fitted carpet, double glazed window to rear aspect, access to:

### Kitchen

6'6", 236'2" x 7'5" (2.72 x 2.28)

Fitted grey finish wall and matching base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a washing machine, built in electric oven, four ring gas hob and extractor hood, part tiled walls, tiled flooring, double glazed window to rear, door to:

### Rear Lobby

Part glazed wood panelled door to rear, door to:

### Bathroom

White suite comprising panelled bath with aqua panelled walls and shower mixer tap, low level wc, pedestal wash basin, remainder tiled walls, radiator, extractor fan, frosted double glazed window to rear aspect, tiled flooring.

### First Floor Landing

#### Bedroom 1

13'0" x 11'11" (3.97 x 3.65)

Plus double glazed bay window to front aspect providing views over the Naval Hospital and including the chimney breast with adjacent storage cupboard, fitted carpet, radiator.





### Bedroom 2

15'9" x 7'9" (4.82 x 2.37)

Two double glazed windows to rear aspect, cupboard housing the gas boiler, radiator, part fitted carpet and wood laminate flooring. (This room could be split to provide a cloakroom or shower room off the bottom end due to the waste running below).

### Bedroom 3

11'11" x 7'6" (3.65 x 2.31)

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

### Outside

To the front of the property is a small forecourt. To the rear is a mainly covered yard with power and lighting providing an ideal dry storage space for additional appliances, part double glazed pvc door leading to an additional small section of yard with a gate to the rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

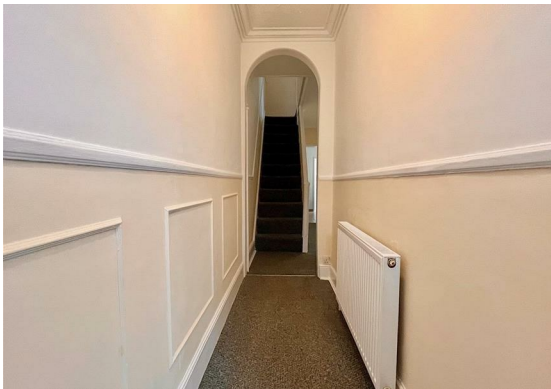
### Location

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 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 the Yarmouth office, head south along South Quay, turn left into Queens Road, at the traffic lights turn right into Admiralty Road where the property can be found halfway down on the right hand side.

Ref: Y12005/03/24/CF



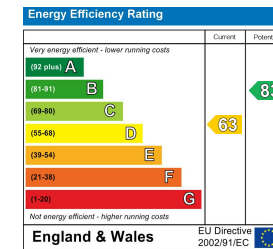
## Floor Plan



## 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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