



Aldreds
Estate Agents

29 North Market Road

Great Yarmouth NR30 2EB

£109,950



29 North Market Road

Aldreds are pleased to offer this refurbished end terraced house in a convenient location for the main town centre and amenities. The property would make an ideal first home or investment property and offers a lounge, new fitted kitchen/breakfast room, ground floor shower room and covered yard/utility on the ground floor. On the first floor there are two separate bedrooms. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

11'1" x 10'9" (3.38 x 3.28)

Double glazed window to front aspect, tv point, radiator, part double glazed pvc entrance door, door to:

Kitchen/Breakfast Room

11'1" x 10'0" (3.38 x 3.05 (3.37 x 3.04))

Including the staircase to first floor with under stairs recess with shallow breakfast bar and radiator. Fitted new white wall and matching base kitchen units with granite effect work surface over and matching upstand, single drainer stainless steel sink unit, four ring new ceramic hob and built in new electric oven,, space and plumbing for a washing machine, double glazed window to side aspect, open access to:

Rear Lobby

Tiled flooring, airing cupboard housing the insulated copper hot water cylinder, part double glazed pvc door to covered yard and door to::

Shower Room

Corner aqua panelled shower cubicle with electric shower, wash basin, low level wc, extractor fan, tiled flooring, towel rail/radiator, frosted double glazed window.

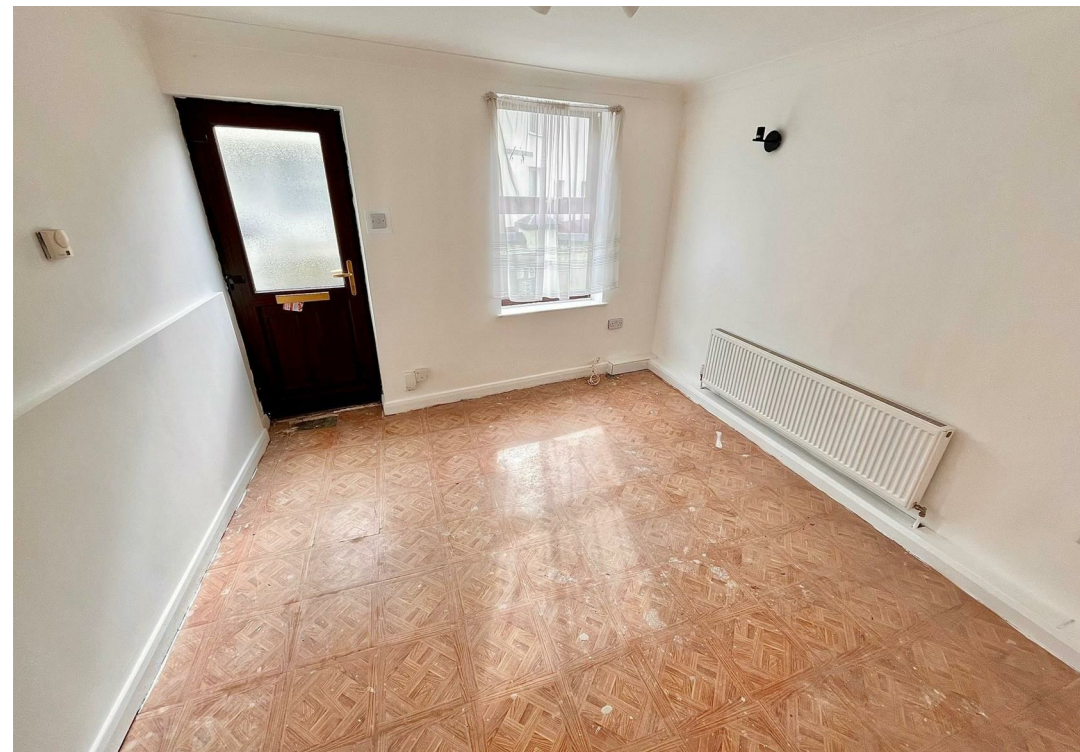
First Floor Landing

Wall mounted gas fired boiler, doors leading off to:

Bedroom 1

11'1" x 10'9" (3.38 x 3.28)

Double glazed window to front aspect, radiator, fitted carpet.





Bedroom 2

10'7" x 8'2" (3.23 x 2.49 (3.22 x 2.50))

Double glazed window to side aspect, radiator, access to the loft space, fitted carpet.

Covered Yard/Utility

8'3" x 4'10" (2.51 x 1.47)

Storage space with corrugated roof over, door to 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 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, turn right into Silk Mill Road where the property can be found on the left hand corner with North Market Road.

Ref: Y12015/03/24/CF



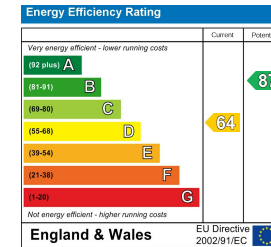
Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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