



Aldreds
Estate Agents

55 Apsley Road
Great Yarmouth NR30 2HG

£225,000

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55 Apsley Road

Calling all Investors or those seeking to live in a stunning, tastefully presented bay fronted mid terraced house in a superb location yards from the sea front. The property has been set up and run as a very successful holiday let but would equally make a superb luxurious family home with accommodation comprising of an entrance hall serving the lounge, dining room, quality kitchen with built in appliances, ground floor cloakroom. On the first floor a landing serves the main bedroom with an offset dressing room that could be made in to an additional bedroom or study area, two further double bedrooms over two floors, sauna room and shower room. Outside there is a forecourt and rear small courtyard with covered hot tub area. The property also benefits from double glazed windows, gas central heating and can be made available furnished with quality fixtures/fittings. View early to avoid disappointment.

Entrance Hall

Part double glazed wood panelled door to front, stripped wood and varnished flooring, under stairs cupboard, stairs rising to landing, radiator with fitted cover, doors leading off to:

Lounge

13'2" x 12'11" (4.01 x 3.94)

Plus double glazed bay window to front aspect, radiator, attractive stone and marble fireplace, tv point, picture rail, stripped wood and varnished flooring.

Inner Lobby

Storage space and access to:

Cloakroom

Low level WC, vanity unit with hand wash basin, tiled walls and flooring.

Dining Room

11'10" x 11'2" (3.61 x 3.40)

Attractive wood effect laminate flooring, radiator, wall mount tv point, open access to:

Kitchen

11'5" x 10'5" (3.48 x 3.18)

Quality fitted kitchen with coloured wall and matching base storage units with granite roll top work surfaces over, inset sink with mixer taps, recess with gas range cooker and extractor hood over, radiator, recess with fridge/freezer, plumbing for washing machine and dishwasher (all appliances included). Velux double glazed sky light, tiled floor, double glazed window and part double glazed wood panelled door to rear.

First Floor Landing

Stairs to second floor, fitted carpet, built in storage cupboard, doors leading off to:

Master Bedroom

11'9" x 11'8" (3.58 x 3.56)

Plus double glazed bay window to front aspect, stripped wood and varnished flooring, radiator, double doors through to:-

Dressing Room

8'2" x 5'5" (2.49 x 1.65 (2.5 x 1.64))

Double glazed window to front aspect, stripped wood and varnished flooring (was originally a single bedroom and could be re-instated if required).

Bedroom 2

11'10" x 11'3" (3.61 x 3.43)

Double glazed window to rear aspect, radiator, built in storage cupboard, stripped wood and varnished flooring.





Sauna Room

9'7" x 5'0" (2.94 x 1.53)

Fitted sauna room, radiator, door to:

Shower Room

Tiled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, high level ornate wc, tiled walls, radiator, frosted double glazed window to rear aspect.

Second Floor Bedroom 3/Snug

17'7" x 12'7" (5.36 x 3.84)

Two Velux double glazed skylights to front aspect, tv point, radiator, revealed brick work fitted carpet.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a paved small courtyard and covered hot tub area.

Agents Note

The property has been run as a successful holiday let and is being offered with furnishings included within the sale if required by a purchaser.

Tenure

Freehold.

Services

Mains water, electric, gas, 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.

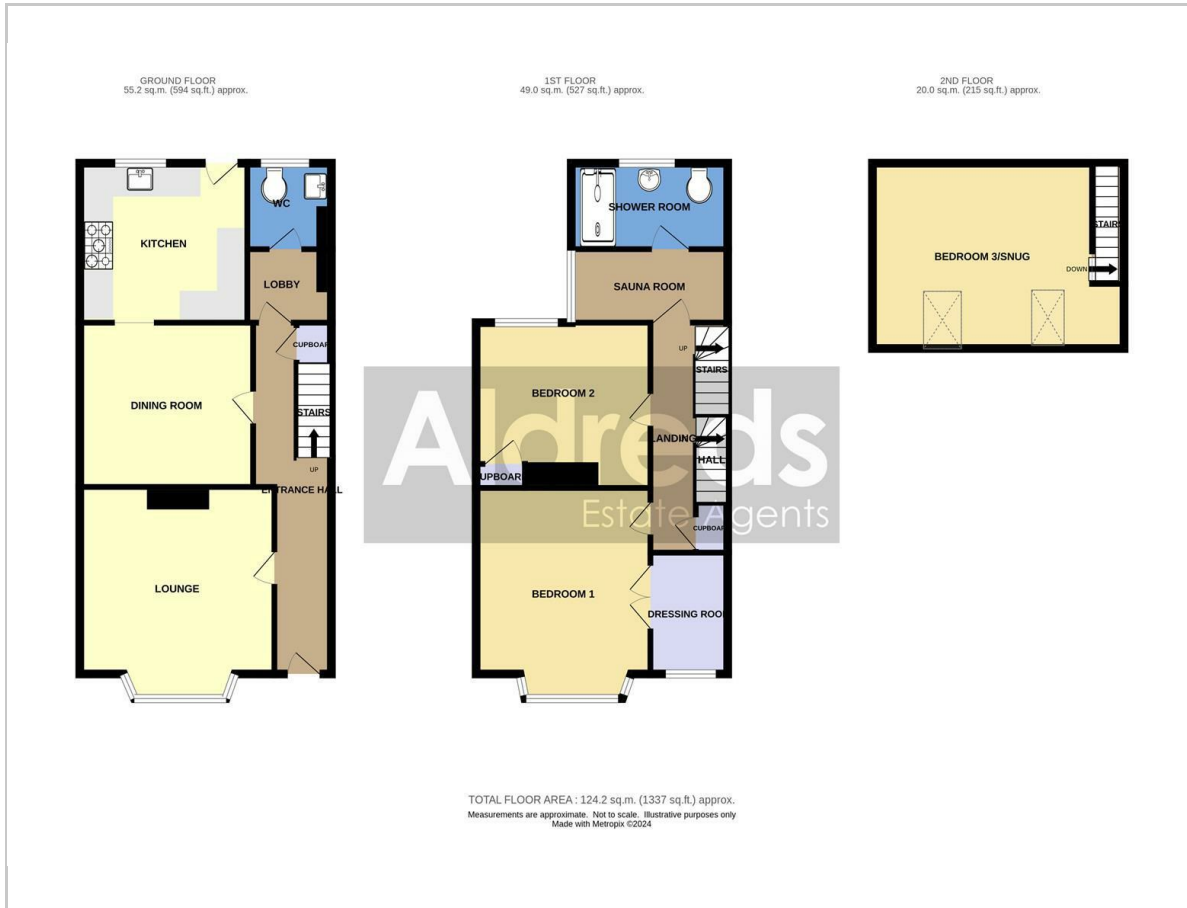
Directions

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 into Nelson Road Central, turn left into Albion Road, continue to the end, turn left into Apsley Road where the property can be found on the left hand side.

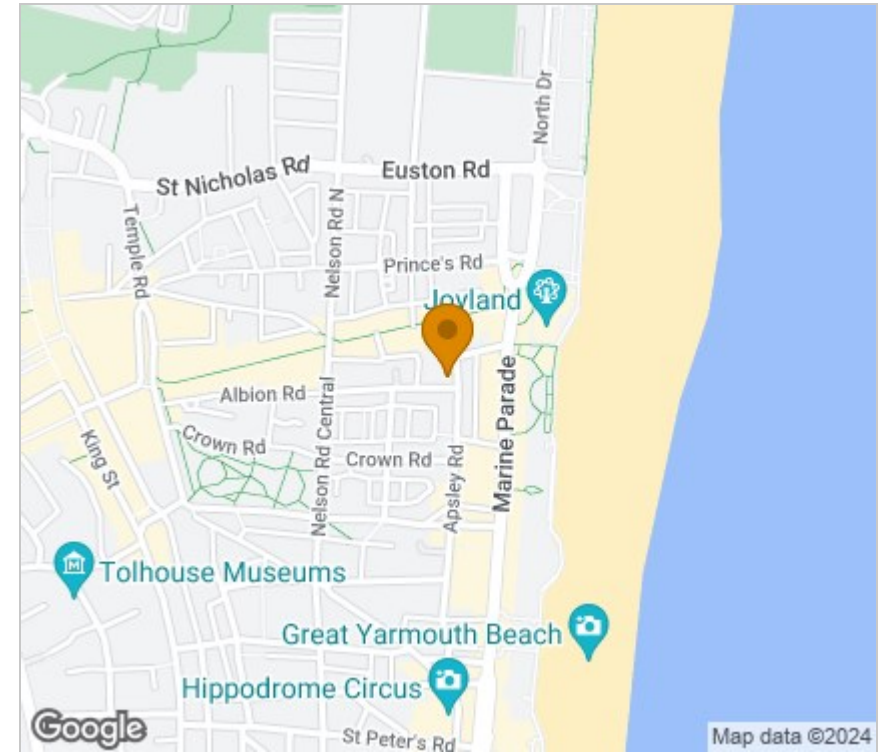
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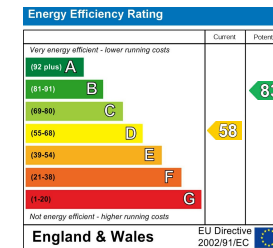
Floor Plan



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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