

Aldreds
Estate Agents



2 Salisbury Terrace Lucas Road

Great Yarmouth NR31 0FD

£170,000



2 Salisbury Terrace Lucas Road

Aldreds are pleased to offer this immaculately presented, 2017 built Three storey town house in a convenient location for local amenities and the main town centre. The property has been recently re-decorated, had new fitted carpets laid and would make an ideal first home or investment purchase. The accommodation comprises of an entrance hall, ground floor kitchen/breakfast room and cloakroom. On the first floor is the living room, bathroom and bedroom 3. On the second floor there are two further double bedrooms off landing. Outside is a car port for parking and a small rear courtyard. The property also benefits from double glazed windows, gas central heating and is available for immediate occupation being chain free. View early to avoid disappointment.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs storage recess, radiator, oak finish LVT flooring, doors leading off to:

Cloakroom

Low level wc, hand wash basin, tiled flooring, extractor fan, frosted double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

12'7" x 10'11" (3.86 x 3.33)

Spacious kitchen which is extensively fitted with a range of cream gloss finish wall and matching base units with wood effect work surfaces and matching upstands over, built in electric oven, four ring ceramic hob and stainless steel extractor hood over, integrated dishwasher, space and plumbing for a washing machine, integrated fridge/freezer, one and a half bowl stainless steel sink unit with mixer taps, tiled flooring, radiator, recess spot lights, under surface lighting and kick space spot lights, cupboard housing the gas boiler, double glazed window and part double glazed pvc door to rear.

First Floor Landing

new fitted carpet, doors leading off to:

Living Room

15'8" x 10'10" (4.78 x 3.32)

Spacious living room with double glazed window to front aspect, radiator, tv point, new fitted carpet.

Bedroom 3

10'11" x 6'5" (3.33 x 1.96)

Double glazed window to rear aspect, radiator, tv point, new fitted carpet.

Bathroom

White suite comprising panelled bath with shower mixer tap over, low level wc, pedestal wash basin, extractor fan, part tiled walls, tiled flooring, towel rail/radiator.





Second Floor Landing

New fitted carpet, doors leading off to:

Bedroom 1

12'4" x 10'10" (3.76 x 3.32)

With part sloping ceiling, Velux double glazed sky light to front aspect, tv point, radiator, new fitted carpet.

Bedroom 2

10'10" x 9'4" (3.32 x 2.85)

With part sloping ceiling, Velux double glazed skylight to rear aspect, radiator, tv point, new fitted carpet.

Outside

To the front of the property is an open car port for car parking, outside lighting and double socket. To the rear of the property is a small enclosed paved courtyard, outside tap, gate to rear service passageway.

Tenure

Freehold

Services

Mains water, electric 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 west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left and follow the road around the right hand bend and take the next left in to Lucas Road where Salisbury Terrace can be found on the right hand side.

Ref: Y12042/04/24/CF



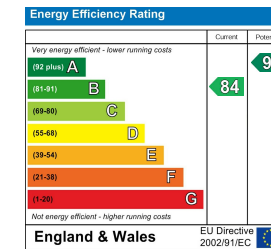
Floor Plan



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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