Aldreds
Estate Agents



22 Admiralty Road

Great Yarmouth NR30 3DG

Offers In Excess Of £100,000

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Aldreds are pleased to offer this modernised and attractively presented, end terraced house in a popular location close to local amenities and the third river crossing. This well maintained property would make an ideal first home or investment property with accommodation comprising of a lounge, dining room, modern fitted kitchen, two bedrooms and bathroom. Outside there is a small forecourt and enclosed courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.







Lounge 13'7" x 10'8" (4.14 x 3.25 (4.13 x 3.26))
Including the chimney breast, wood effect laminate flooring, double glazed window to front aspect, part double glazed pvc entrance door, television point, radiator, door to:

Lobby
Stairs rising to landing, radiator.

Dining Room 13'7" x 10'1" (4.14 x 3.07 (4.13 x 3.08))
Including the chimney breast plus understairs cupboard, window looking into lean to, radiator, wood effect laminate flooring, door to:

Kitchen 9'3" x 6'4" (2.82 x 1.93 (2.81 x 1.94))
White gloss fitted kitchen with wall and matching base units with wood block work surfaces over, electric hob, built in electric oven, four ring ceramic hob and stainless steel extractor hood over, part metro tiled walls, plumbing for washing machine, single drainer white ceramic sink and drainer, double glazed window to side aspect, door to:-

Lean To
Door to rear.

First Floor Small Landing
Doors leading off to:

Bedroom 1 13'7" x 10'8" (4.14 x 3.25 (4.13 x 3.26))
Storage cupboard, double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2 13'7" x 10'1" (4.14 x 3.07 (4.13 x 3.08))
Double glazed window to rear aspect, radiator, wall mount tv point, door to:

Bathroom
White suite comprising panelled bath with shower over, vanity unit with inset hand wash basin, low level WC, part tiled walls, storage cupboard, frosted double glazed window to side aspect.

Outside
To the front of the property there is a forecourt. To the rear of the property there is an enclosed sun trap yard.

Tenure
Freehold.

Services
Mains water, electric, gas and drainage.

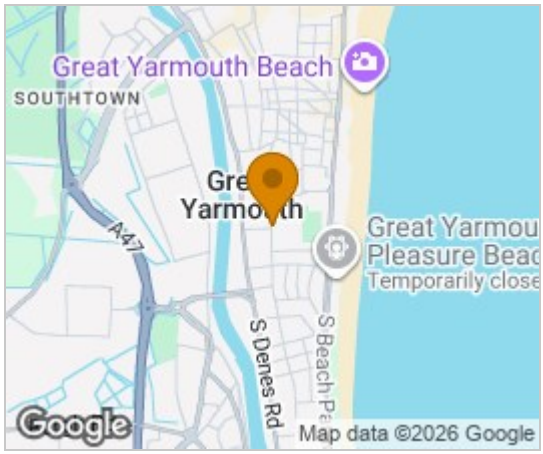
Council Tax
Great Yarmouth Borough Council - Band A

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

Ref: Y12834/08/26/CF

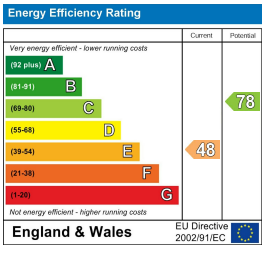
Area Map



Floor Plans



Energy Efficiency Graph



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