Aldreds
Estate Agents

37 Victoria Road

, Great Yarmouth, NR30 3BH

Offers In Excess Of £170,000

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Aldreds are pleased to offer this renovated and immaculately presented mid terraced house in a popular location close to local amenities and a short walk to the sea front. This attractive property has been finished to a high specification and would make an ideal family home with a deceptively spacious layout comprising of an entrance hall, lounge, dining room, new fitted kitchen/breakfast room, rear lobby and cloakroom on the ground floor. On the first floor a landing serves four bedrooms and a bathroom. There is also a useful basement cellar, forecourt and small rear yard. The property also benefits from new carpets/flooring throughout, new kitchen and bathroom and redecoration throughout making it an ideal turn key property. The property has also had a full rewire with a 5 year certificate. Offered chain free with viewing highly recommended.

Entrance Hall

Part double glazed pvc entrance door, radiator, double glazed door to rear, stairs to first floor with understairs recess, attractive LVT flooring, doors leading off to:

Lounge

16'2" x 13'11" (4.93 x 4.24 (4.92 x 4.25))

Including the chimney breast with feature fireplace with marble backing and inset electric fire, tv point, two radiators, double glazed window to front aspect, radiator, fitted carpet, open access to:

Dining Room

16'2" x 12'1" (4.93 x 3.68 (4.92 x 3.69))

Including the chimney breast, radiator, tv point, double glazed window to rear aspect, new fitted carpet, access to:

Kitchen/Breakfast Room

16'10" x 9'11" maximum (5.13 x 3.02 maximum (5.12 x 3.01 maximum))

Fitted with a new modern white finish kitchen with wall and matching base units with granite effect work surfaces and matching upstands over, single drainer stainless steel one and a half bowl sink unit, space and plumbing for a washing machine, double glazed window to rear aspect, new flooring, built in electric oven, four ring ceramic hob and extractor, with glass panel splashback, access to the cellar, door to:

Rear Lobby

Part double glazed pvc rear entrance door, door to:

Cloakroom

Low level wc, frosted double glazed window to rear.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

13'8" x 13'7" (4.17 x 4.14)

Including the chimney breast, double glazed window to front aspect, radiator, wall mounted gas combination boiler, fitted carpet.

Bedroom 2
12'11" x 12'1" (3.94 x 3.68)
Including the chimney breast, radiator, double glazed window to rear aspect, fitted carpet, door to:

Bedroom 3
10'11" x 9'11" (3.33 x 3.02)
Double glazed window to side aspect, radiator, tv point, fitted carpet.

Bedroom 4
10'2" x 6'10" (3.10 x 2.08)
Double glazed window to front aspect, radiator, tv point, fitted carpet.

Bathroom
9'1" x 7'5" (2.77 x 2.26 (2.78 x 2.25))
New white suite comprising panel bath with electric shower over, vanity unit with inset wash basin, low level wc, attractive LVT flooring, frosted double glazed window to rear aspect, radiator, extractor fan, towel rail/radiator.

Outside
To the front of the property is an enclosed walled forecourt. To the rear is a small enclosed yard. There is a cellar which can be used for additional storage which is accessed from the kitchen.

Tenure
Freehold

Services
Mains water, electric, gas 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 south along South Quay, turn left into Nottingham Way, turn right then immediately left into St Peters Road, continue to the mini roundabout and turn right into Nelson Road Central and after a couple of hundred yards turn left into Victoria Road. The property can be found towards the far end on the left hand side.

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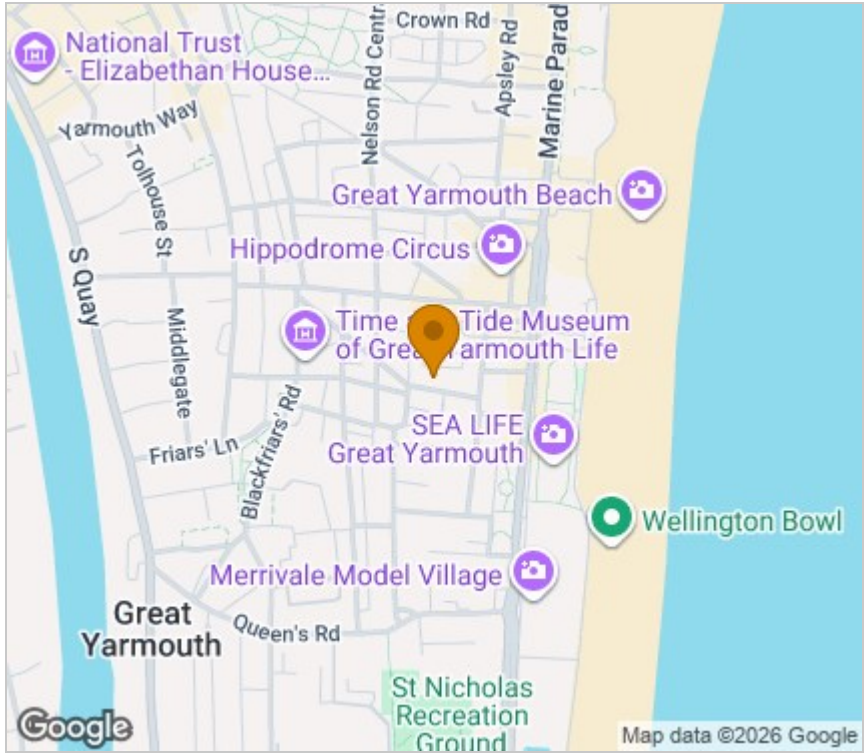
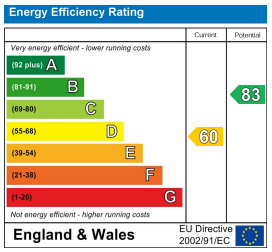
Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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