

Admirals Quay, Great Yarmouth

Guide Price £165,000 Freehold

Energy Efficiency Rating : 68

- ✓ Well Presented End Terrace Home
- ✓ Quiet Cul-De-Sac Location
- ✓ Modern Kitchen
- ✓ Sitting Room & Extended Garden Room
- ✓ Two Bedrooms
- ✓ Well Fitted Family Bathroom
- ✓ Two Off Road Parking Spaces
- ✓ Enclosed Rear Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Situated on a QUIET CUL-DE-SAC within easy walking distance of AMENITIES and the SEA FRONT, you will find this WELL PRESENTED END TERRACE HOME. As you approach, you will find TWO OFF ROAD PARKING spaces to the front, and a side passage leading to the rear garden. Internally, from the ENTRANCE HALLWAY, doors lead to a well fitted kitchen, 14' SITTING ROOM with DOUBLE DOORS into the extended GARDEN ROOM, with doors out onto garden. To the first floor, there is a STUNNING MAIN DOUBLE BEDROOM with FITTED WARDROBES, SECOND BEDROOM, and FULLY TILED FAMILY BATHROOM. The rear garden is FULLY ENCLOSED and mostly laid to lawn with a shingled seating area. The property benefits from uPVC DOUBLE GLAZING and GAS CENTRAL HEATING and would make an ideal first time purchase.

LOCATION

Great Yarmouth is a popular seaside town situated on the East Coast of Norfolk. It has been a seaside resort since 1760, and is the gateway from the Norfolk Broads to the sea. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

DIRECTIONS

You may wish to use your Sat-Nav (NR31 0JT), but to help you...Leave Great Yarmouth via the Haven Bridge, at the traffic lights turn left onto Southtown Road, continue along the road turning right onto Boundary Road and the right again onto Admirals Quay. The property can be found at the end of the cul-de-sac indicated by our for sale board.

The property is approached via a paved driveway with shingled front garden and a pathway leading to the main entrance door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, telephone point, coved ceiling, doors to:

KITCHEN

9' 9" x 6' 4" (2.97m x 1.93m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset circular stainless steel sink with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, wood effect flooring, space for dishwasher and fridge freezer, radiator, wall mounted gas fired central heating boiler, uPVC double glazed window to front, coved ceiling.

SITTING ROOM

14' 2" x 12' 6" (4.32m x 3.81m) Wood effect flooring, radiator x2, uPVC double glazed window to garden room, built-in under stairs storage cupboard, television point, smooth coved ceiling, French doors to:

GARDEN ROOM

12' 1" x 7' 11" (3.68m x 2.41m) Wood effect flooring, radiator, uPVC double glazed windows and French doors to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard, smooth coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage under and mixer tap over, panelled bath with mixer shower tap, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to rear, coved ceiling with recessed spotlighting.

BEDROOM

12' 4" x 6' 5" (3.76m x 1.96m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

11' 11" x 11' 9" Into Wardrobes. (3.63m x 3.58m) Fitted carpet, radiator, built-in double wardrobes with sliding doors, uPVC double glazed window to front, coved ceiling.

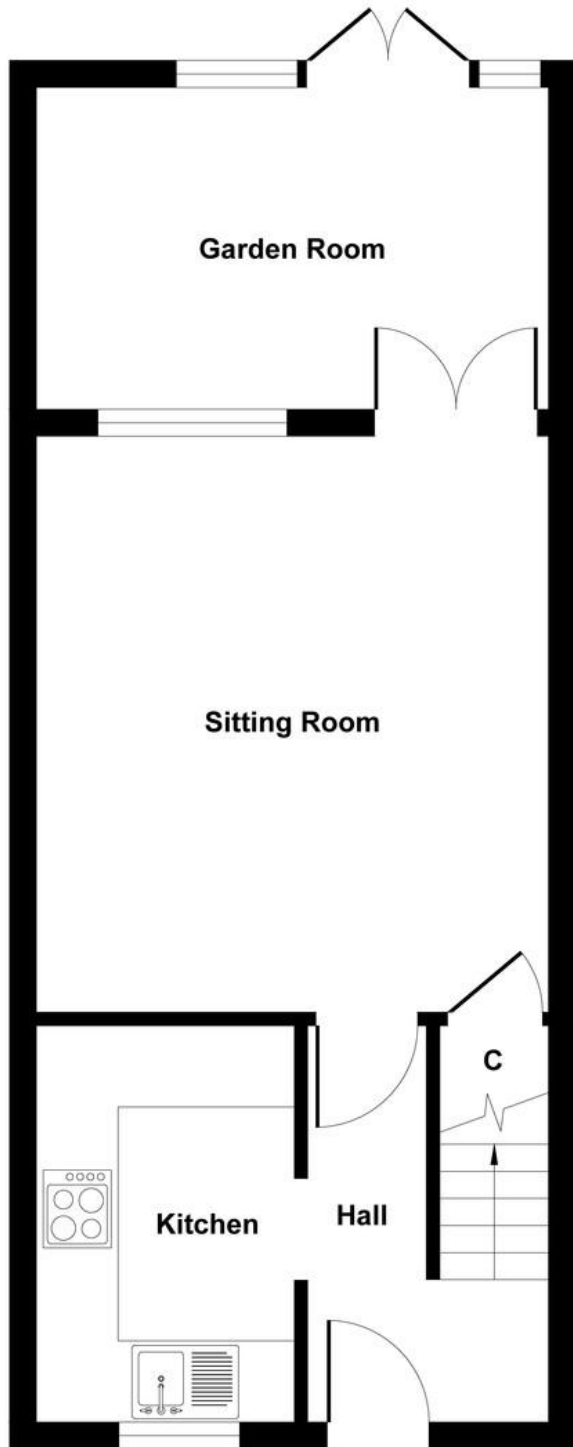
OUTSIDE REAR

The rear garden is fully enclosed with timber fencing, whilst being predominately laid to lawn with various planted borders, and a shingled seating area. To the rear of the garden there is secure gate onto a pathway which leads to the front of the property.

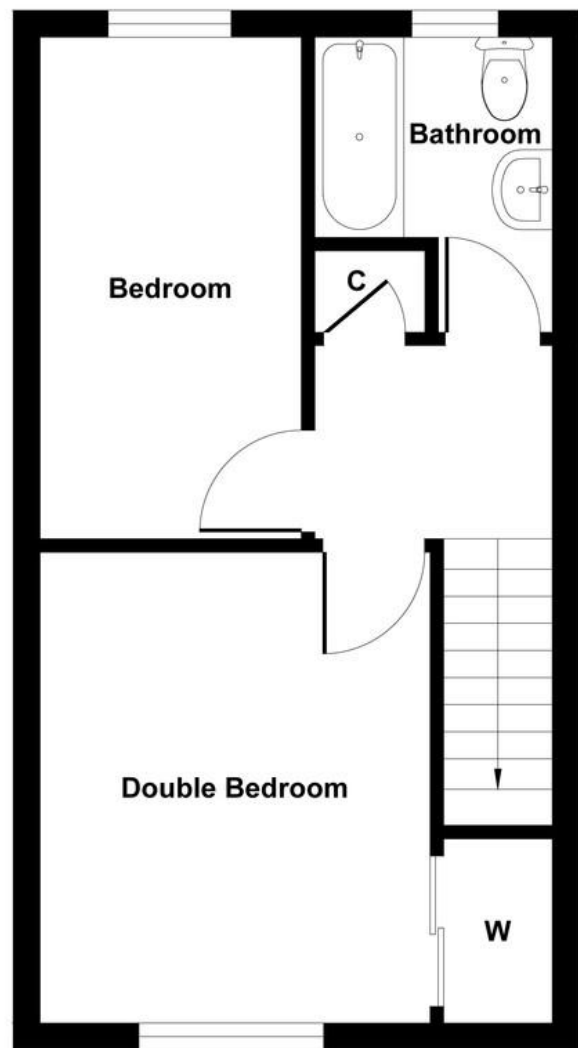
PARKING

To the front of the property there is off road parking for two vehicles.





Ground Floor
 Approximate Floor Area
 305 sq. ft
 (28.33 sq. m)



First Floor
 Approximate Floor Area
 305 sq. ft
 (28.33 sq. m)

Approx. Gross Internal Floor Area 610 sq. ft / 56.66 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

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