



**193 ALDERSON ROAD, GREAT YARMOUTH,
NORFOLK, NR30 1QJ**

£122,950

- TERRACE HOUSE
- REAR COURTYARD
- THREE/FOUR BEDROOMS
- GAS CENTRAL HEATING
- 17FT KITCHEN
- DOUBLE GLAZED

Ref. 6830

Well presented and close to town centre three/four bedrooms, family terraced house. The property benefits from gas central heating and double glazing. Accommodation - Enclosed Entrance Porch leading to Lounge, Separate Dining Room / Second Reception Room, 17ft Kitchen leading onto Lobby and Ground Floor Bathroom. To the First Floor and Central Landing - Three Bedrooms / Bedroom Four / Study, Storage Cupboard with loft hatch to partly boarded loft. The rear of the property is a courtyard/garden area with brick constructed outhouse. The property has the added advantage of no onward chain. Early viewing is recommended to this fine family home.

ACCOMMODATION

ENTRANCE PORCH

Internal door leading into -

LOUNGE

15' 3" x 13' 6" (4.65m x 4.11m) Living coal and flame gas fire to brick feature fireplace with tiled hearth and timber mantle, double banked radiator, meter cupboard, TV point, telephone point, power points, double glazed windows with leaded lights, wall lights, thermostat control to wall for central heating, skirting radiators [untested], double casement doors leading into -

SECOND RECEPTION ROOM/ DINING ROOM

13' 6" x 11' 8" (4.11m x 3.56m) Double glazed windows with leaded lights, double banked radiator, TV point, carpeted staircase, skirting radiators [untested],

FITTED KITCHEN

17' x 7' (5.18m x 2.13m) Good selection of white base units, drawers and cupboards, bevelled worktop surfaces with ceramic tiling to walls with inserts, power points, stainless steel sink unit with 1 1/2 bowls, single drainer and mixer tap, plumbing for automatic washing machine, combination gas boiler for domestic hot water and central heating, ceramic tiling to the floor, double glazed windows, stable style rear entrance door, double banked radiator, electric/gas hob cooker and extractor over.

REAR LOBBY

Cupboards, ceramic tiling to floor, window.

GROUND FLOOR BATHROOM

Matching suite comprising of - panelled bath, hand rails, mixer tap with shower head, ceramic tiling to the walls, shower screen, pedestal wash hand basin, low line WC, ceramic tiling to the floor, frosted double glazed windows with leaded lights, and extractor fan.

FIRST FLOOR AND LANDING

Fitted carpet [bedrooms leading from landing], walk in storage cupboard with loft hatch [partly boarded with electric light].

BEDROOM 1

13' 6" x 12' 3" (4.11m x 3.73m) Fitted carpet, power points, double banked radiator, double glazed windows with leaded lights, power points.

BEDROOM 2

9' 11" x 7' 8" (3.04m x 2.34m) Fitted carpet, power points, double banked radiator, TV point, double glazed windows with leaded lights.

**BEDROOM 3**

9' x 6' 10" (2.74m x 2.08m) Double glazed windows with leaded lights, radiator, fitted carpet.

BEDROOM 4 / DRESSING ROOM

8' x 6' 10" (2.44m x 2.08m) Fitted carpet, radiator, double glazed windows with leaded lights, power points.

OUTSIDE

To the front of the property is a walled forecourt.

To the rear of the property is a courtyard / garden area enclosed by timber panel fencing, mainly shingled for easy maintenance, timber constructed pedestrian gate.

BRICK CONSTRUCTED OUTHOUSE

9' x 9' (2.74m x 2.74m) Work bench, windows, electricity, electric lighting.

SERVICES

Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities). Larkes Estate Agents have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

ENERGY PERFORMANCE RATING: D 67

COUNCIL TAX BAND: A

LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

TENURE: FREEHOLD

OPENING HOURS

Mon – Thur 9am-5.30pm

Fri 9am-5pm

Sat 9.30am-12.30pm

CONTACTS

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