ORDNANCE ROAD



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Ninja
Russell Hobbs
beko



“A FRESH CHAPTER FOR
A TRADITIONAL TERRACE,
READY FOR FAMILIAR
ROUTINES AND
NEW BEGINNINGS.”

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THE TOUR

Set behind a low-walled forecourt, this mid-terrace home brings together softly coloured interiors, separate living and dining rooms, and recently updated kitchen and shower facilities.

An entrance porch opens into the front living room, where a tall window draws light across pale, wood-effect flooring. A picture rail adds definition to the walls, while the room offers space for a comfortable seating arrangement.

Beyond the central staircase, the dining room provides a dedicated setting for meals and entertaining. An arched opening connects it to the kitchen, creating a natural flow between the two spaces.

Recently updated, the kitchen pairs pale Shaker-style cabinetry with timber-effect worktops, brass-toned handles and white tiled splashbacks. An inset sink, fitted oven, electric hob and extractor sit alongside space for freestanding appliances. A rooflight brings daylight into the room, and an external door opens to the rear yard.

The ground-floor shower room has also been recently updated. Light-toned wall tiles surround a glazed shower enclosure, washbasin and WC, complemented by a chrome heated towel rail.

Upstairs, two bedrooms sit on either side of the landing. The front bedroom measures approximately 3.30m by 4.03m and includes built-in wardrobe storage. The rear bedroom measures approximately 2.75m by 4.03m and leads through to a further room measuring approximately 2.57m by 1.68m. This connecting space offers flexibility as a study, dressing room or nursery and houses the gas combi boiler.

Outside, the front forecourt separates the house from the pavement, while a rear yard provides a further outdoor space.

Great Yarmouth's coastal setting and maritime heritage provide the wider backdrop to life on Ordnance Road. The town offers shopping, leisure and cultural amenities alongside its established seafront.






MRS & MRS



Living room



Entrance porch



Shower room



Street facade



Shower room detail



Kitchen view



Dressing room/Nursery


PARIS



Principal bedroom



Rear bedroom



Bedroom detail

ORDNANCE ROAD
GREAT YARMOUTH

Total approximate floor area
= 76.0 sq m / 818 sq ft

Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)
(excluding Yard, Yard)

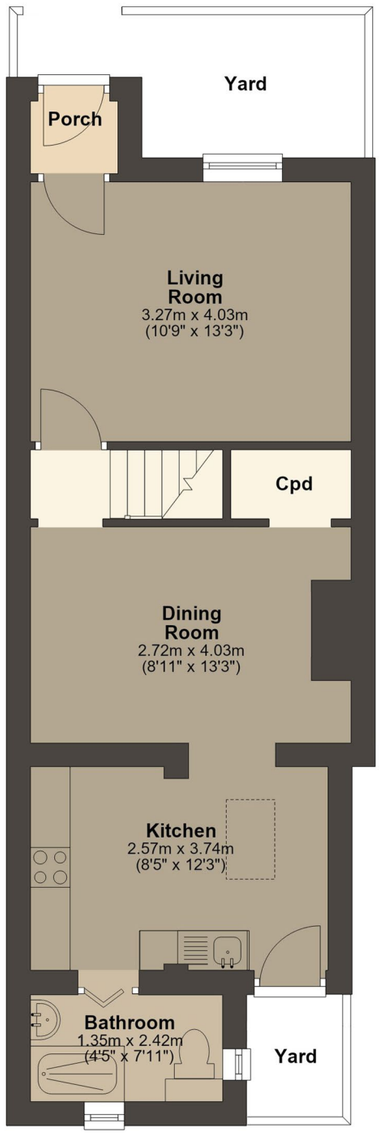


Illustration for identification purposes only,
measurements are approximate.
Plan not to scale.

ORDNANCE ROAD
GREAT YARMOUTH

Total approximate floor area
= 76.0 sq m / 818 sq ft

First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)

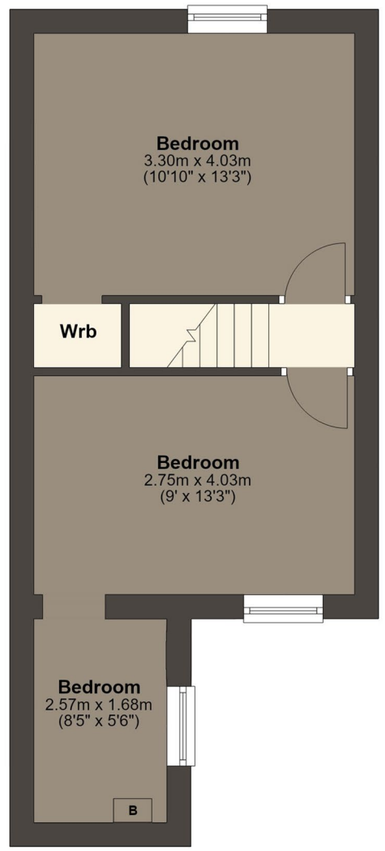


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Plan not to scale.

Site Area
650 sq ft
60.36 sq m

SERVICES

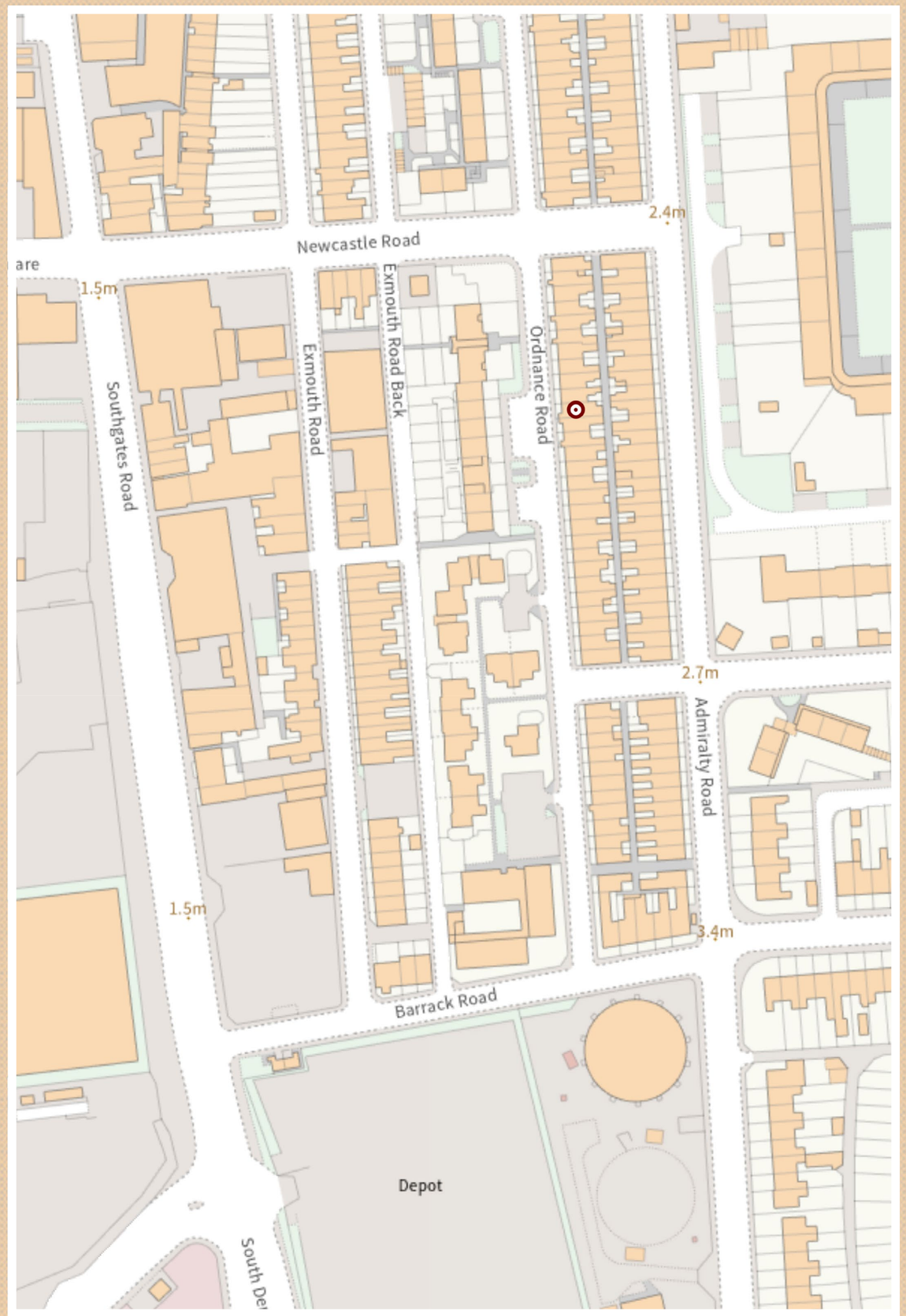
Mains water, drainage, gas & electricity

Rights of Access &
Shared Access

None known

Covenants, Easements, & Wayleaves

None



BEDROOMS / BATHROOMS 3 Bedrooms/ 1 Shower Room	TOTAL FLOOR AREA 76.0 sq m / 818 sq ft
TENURE Freehold	CONSTRUCTION Traditional Solid Brick
FENESTRATION uPVC Double Glazing	ENERGY RATING D 64. An average household would need to spend £803 per year on heating, hot water and lighting*
FLOOD RISK Environment Agency summary identifies the flood risk at the selected location as low	BROADBAND The Ofcom checker indicates ultrafast availability, with predicted maximum download speeds of 1,800 Mbps. †
COUNCIL TAX BAND A £ 1,590.95 per annum	SCHOOL CATCHMENT Great Yarmouth Primary Academy and Nursery; St. George's Primary & Nursery School; Great Yarmouth Charter Academy.



* Figures taken from EPC estimate and may vary depending on usage and supplier rates

+ Source: Ofcom broadband availability checker – subject to provider and package

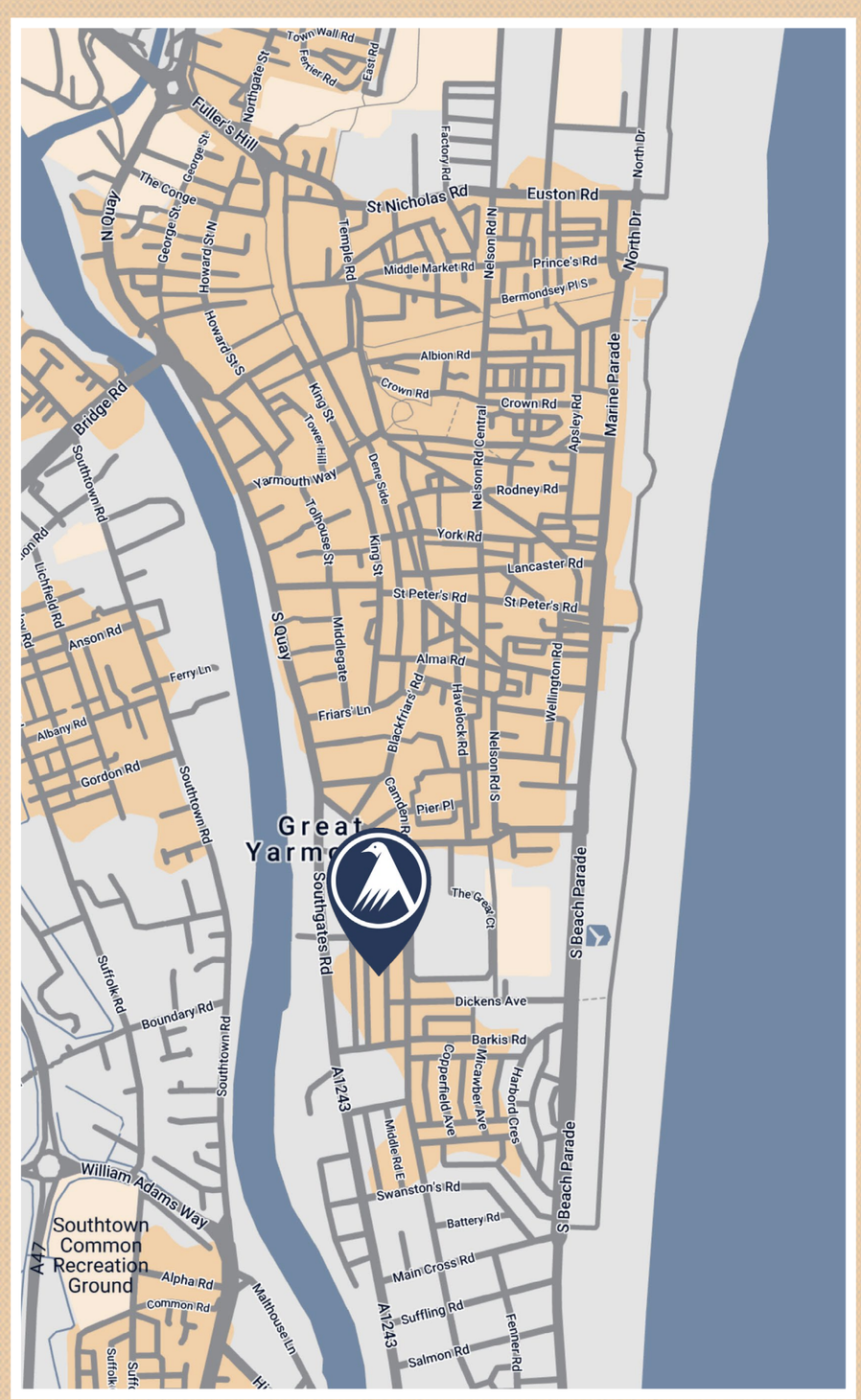
REF:**7428**

ORDNANCE ROAD

33 Ordnance Road, Great Yarmouth
Norfolk, NR30 3DH

Offers in the Region of £130,000

Viewing strictly by appointment
on: 01493 330 299



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We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

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