

HARDIMANS



75 Lower Cliff Road
Gorleston, Great Yarmouth, NR31 6AB
£142,500



75 Lower Cliff Road, Gorleston, Great Yarmouth, Norfolk, NR31 6AB

Nestled in the heart of Gorleston, on the charming Lower Cliff Road, this delightful two-bedroom terraced house offers a perfect blend of modern living and convenience. With everything you need right on your doorstep, this property is ideal for those seeking a vibrant community atmosphere.

Upon entering, you will be greeted by 2 reception rooms and a good size kitchen which has been refitted and only needs a few final works to be completed. The house benefits from gas radiator heating, ensuring a warm and inviting environment throughout the colder months. The UPVC glazing not only enhances the aesthetic appeal but also provides excellent insulation and soundproofing.

The property boasts a good-sized garden, perfect for enjoying the outdoors, whether it be for gardening, relaxing, or hosting summer barbecues. Additionally, a large shed is included, offering ample storage space for tools and outdoor equipment.

This terraced house is not just a home; it is a lifestyle choice, providing easy access to local amenities, shops, and transport links. With its modern features and prime location, this property is a wonderful opportunity for first-time buyers, small families, or those looking to downsize. Do not miss the chance to make this charming house your new home in Gorleston.

Composite door to:-

FRONT SITTING ROOM

upvc double glazed window, radiator, laminate flooring, ornamental fireplace.

DINING ROOM

with stairs to first floor, radiator, cupboard containing electric meters, opening to:-





KITCHEN

re-fitted in a range of burnt oak effect fronted units, single drainer recess and plumbing for automatic washing machine, gas cooker point, upvc double glazed window and matching door to rear garden.

STAIRS TO FIRST FLOOR AND LANDING

BEDROOM 1

upvc double glazed window, radiator, laminate flooring.

BEDROOM 2

upvc double glazed window, radiator, recessed wardrobe cupboard and additional fitted cupboard, door to:-

BATHROOM

comprising a white suite, cased bath, Triton shower unit, low level wc, washbasin, part tiled walls, Ideal gas combination boiler, radiator, upvc opaque glazed window.

OUTSIDE

To the front, forecourt garden. To the rear, good size gardens laid to lawn with a large timber garden store, rear pedestrian access.

COUNCIL TAX BAND

A

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast download 1800 Mbps
upload 220 Mbps

* Mobile: Mobile phone coverage good for area.
No problems.

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



Approx Gross Internal Area
65 sq m / 697 sq ft

S
N
E
W

Kitchen
3.27m x 3.25m
10'9" x 10'8"

Dining Room
3.43m x 3.23m
11'3" x 10'7"

Lounge
3.56m x 3.50m
11'8" x 11'6"

En Suite
1.77m x 2.36m
5'10" x 7'9"

Master Bedroom
3.49m x 2.48m
11'5" x 8'2"

Bedroom 2
3.56m x 3.54m
11'8" x 11'7"

Ground Floor
Approx 36 sq m / 383 sq ft

First Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(12-14) A</p> <p>(11-13) B</p> <p>(10-12) C</p> <p>(9-10) D</p> <p>(8-9) E</p> <p>(7-8) F</p> <p>(1-6) G</p> <p>Not energy efficient - higher running costs</p>		72	80

England & Wales
 EU Directive
2018/1535