



122 Beccles Road, Gorleston

£150,000 Freehold

Guide price £150,000-£160,000 An excellent opportunity for a first time buyers, a family or an investor looking for an end-terrace home in the coastal town of Gorleston-On-Sea. Highlighting two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. Externally, you will find an enclosed garden with a decked terrace and a summerhouse. Don't miss the chance to acquire this house and make it your own.

Council Tax band: A

Tenure: Freehold

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Location

Gorleston is situated in a convenient and family-friendly area on the Norfolk coast. It is approximately 3 miles from Great Yarmouth town centre, offering access to a variety of shops, dining options, and leisure activities. The nearby A47 road provides easy connections to Norwich, located about 22 miles away, ideal for commuters or those seeking a larger city experience. Families will appreciate the proximity to local schools, including Cliff Park Ormiston Academy and Peterhouse Primary Academy, both within a short drive or walking distance. For those who enjoy the outdoors, Gorleston Beach is less than 2 miles away, providing a scenic spot for

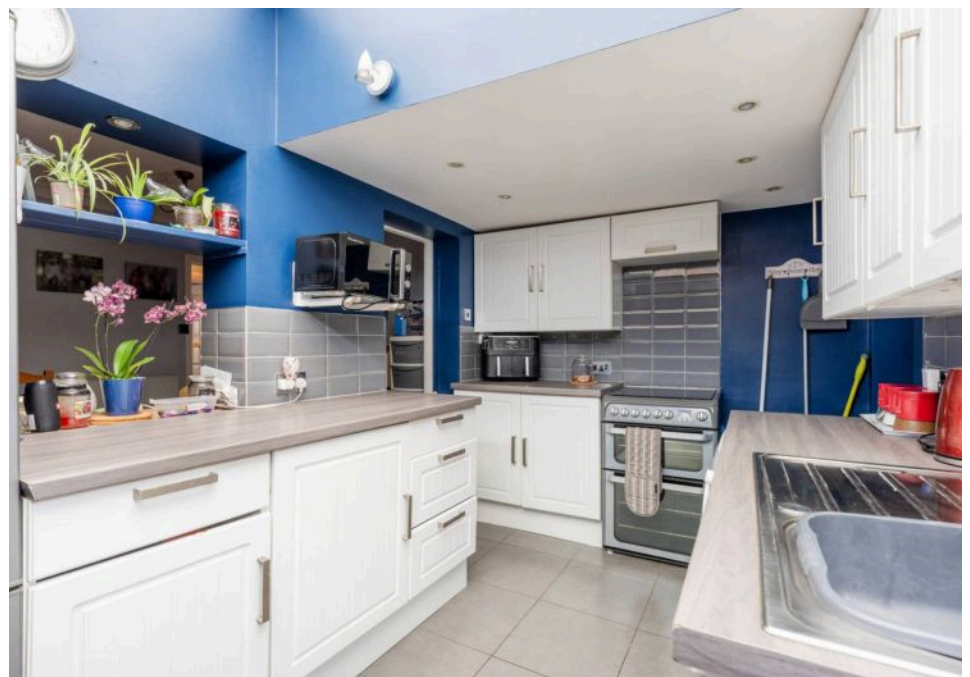


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Beccles Road

Upon entering, you greeted by a warm and inviting ambience that pervades throughout the home. Two well-proportioned reception rooms provide the perfect setting for relaxation and entertaining, offering a seamless transition for family gatherings. The kitchen is fitted with a range of wall and base units, appliances, and generous storage space, to be able to cook your favourite meals.

Venture upstairs to discover three bedrooms, each thoughtfully designed to offer relaxation and privacy. One bedroom features a shower cubicle. The ground floor family bathroom provides convenience and comfort, comprising of a three piece suite.

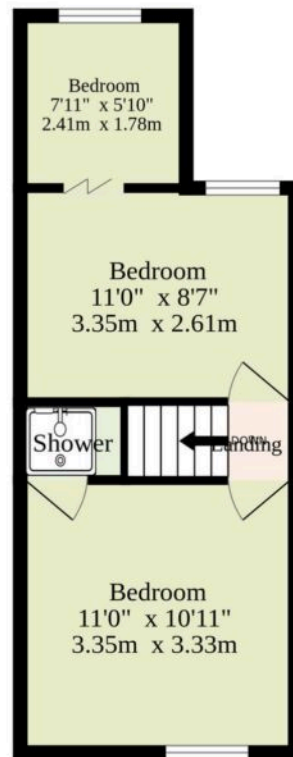
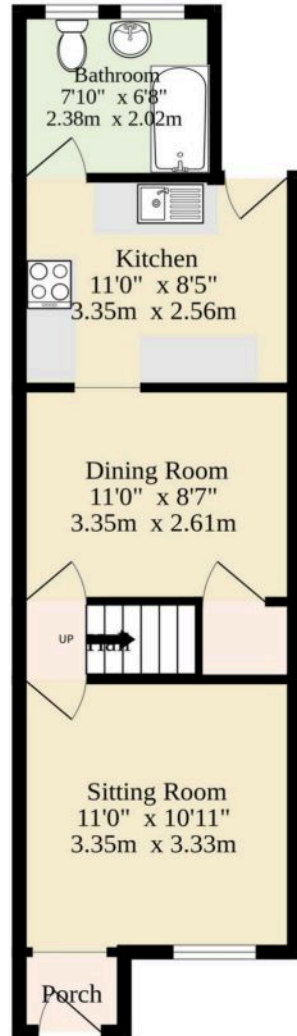
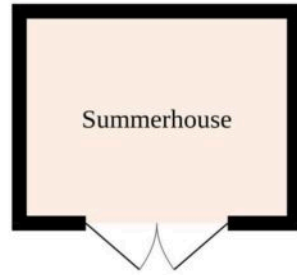
Step outside and explore the maintained west-facing garden that awaits, fully enclosed for privacy and seclusion. It is primarily laid to lawn, with a decked terrace for your outdoor seating arrangements. The addition of a summerhouse is suitable for your comfortable furniture or storage options, for your garden equipment and tools.

Agents notes



Ground Floor
363 sq.ft. (33.7 sq.m.) approx.

1st Floor
250 sq.ft. (23.2 sq.m.) approx.



Sqft Does Not Include The Summerhouse

TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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