



Estate Agents  
Sales & Lettings  
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#### PROPERTY DESCRIPTION:

Situated in popular Gorleston. This 2 bedroom property is in good decorative order, has a modern kitchen, ground floor cloakroom, first floor bathroom, double glazed, gas heating to radiators and garden

- Modernised 2 Bed Terrace
- 2 Reception Rooms
- Ground Floor Cloakroom

**Nile Road**  
Gorleston NR31 6AS

**Monthly Rental Of £800**

- Modern Kitchen
- Ground Floor Cloakroom
- Modern First Floor Bathroom



## Outside:

### Front:

Enclosed garden with patio and hedging

### Rear Garden:

Patio area, lawn

**Council Tax Band: A**

**EPC: D**

## ACCOMMODATION

### Front Door To:

**Lounge:** 11' 3" x 10' 10" (3.44m x 3.29m)

Display fireplace, laminate floor, double glazed window to front, telephone point, BT point, radiator

**Dining Room:** 11' 1" x 10' 10" (3.39m x 3.29m)

Display fireplace, laminate floor, double glazed window to rear, under stairs storage cupboard, radiator

**Modern Kitchen:** 15' 5" x 6' 0" (4.71m x 1.82m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, built in oven, hob and extractor, boiler for gas fired heating to radiators, space for upright fridge/freezer, space and plumbing for washing machine, double glazed window and door to rear

### Ground Floor Cloakroom:

Low level W.C, pedestal wash hand basin with tiled splash back, extractor, double glazed window to rear

### Stairs To First Floor:

**Bedroom 1:** 11' 3" x 10' 9" (3.44m x 3.28m)

Double glazed window to front, radiator

**Bedroom 2:** 10' 11" x 8' 6" (3.33m x 2.58m)

Double Glazed window to rear, radiator

### Rear Landing:

There is a rear landing with separate private access from both bedroom 1 & 2 giving access to:

### First Floor Bathroom:

Modern white suite comprising: Panel enclosed bath, wash hand basin with cupboard under, low level W.C, shower cubicle, radiator/heated towel rail, tiled walls, double glazed window to rear, extractor fan



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