

Aldreds
Estate Agents



1b Gordon Road
, Great Yarmouth, NR31 0EA

£146,500



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Aldreds are pleased to offer this converted mid terraced house in a delightful small Mews development with the original building dating back to late Victorian times. The property has been lovingly converted to form spacious living accommodation comprising a luxury fitted kitchen/dining room, separate living room, rear lobby/utility and ground floor cloakroom. On the first floor a landing serves two good sized double bedrooms and a quality bathroom. Outside the property has a shared Mews courtyard and allocated car parking via a security gated entrance. The property also benefits from double glazed windows and electric heating. Offered chain free.

Kitchen/Dining Room 13'5" x 12'9" (4.11 x 3.90)

Including the staircase to first floor, kitchen area fitted with a luxury solid wood kitchen with wall and matching base units with granite effect work surfaces over, built in fridge/freezer, integrated dishwasher, single drainer stainless steel sink unit, slate finish flooring with under floor heating, built in electric oven, four ring ceramic hob and stainless steel extractor hood over, part tiled walls, ornate electric radiator, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Living Room 15'9" x 10'7" (4.81 x 3.23)

Double glazed window to front aspect, ornate electric radiator, tv point, telephone point, cupboard housing the electric meter and fuse box.

Rear Lobby/Utility 6'8" x 2'8" (2.05 x 0.83)

Space and plumbing for a washing machine/dryer (included in the sale), door to:

Cloakroom

Low level wc with concealed cistern, wash basin, extractor fan, part panelled walls.

First Floor Landing

Attractive wooden flooring, doors leading off to:

Bedroom 1 15'8" x 10'7" (4.80 x 3.24)

Attractive wooden flooring, double glazed window to front aspect, tv point, telephone point, spot lights, ornate electric radiator.





Bedroom 2

13'6" maximum x 9'2" (4.12 maximum x 2.80)

Plus built in airing cupboard housing the pressurised hot water cylinder, attractive wooden flooring, spot lights, tv point, telephone point, ornate electric radiator, double glazed window to front aspect.

Bathroom

Quality white suite comprising curved panelled bath with shower mixer tap, low level wc, vanity unit with inset wash basin, medicine cabinet, mirrored panel and pelmet lighting, chrome electric towel rail/radiator, part tiled walls, extractor fan.

Outside

The Mews development is approached via a shared access road with a security gated entrance in to the secure compound where there is allocated car parking for one car and a shared courtyard which faces a southerly direction.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, continue over the next set of traffic lights, turn right into Gordon Road where the access driveway can be found almost immediately on the right just before the row of terraced houses.

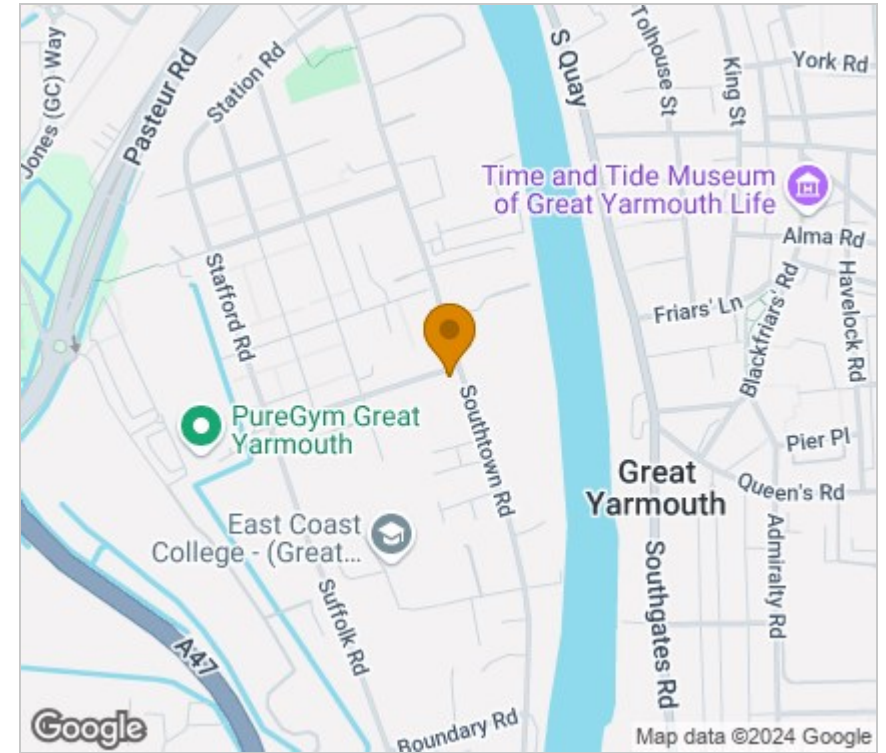
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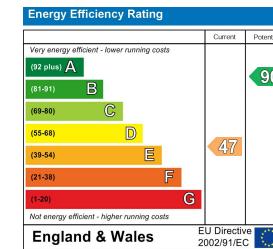
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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