

Aldreds
Estate Agents



2 Meadow Court Links Road
Gorleston on Sea, Great Yarmouth, NR31 6LB
Offers In Excess Of £280,000



2 Meadow Court Links Road

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Situated in this popular location we are pleased to offer this well presented spacious two bedroom link detached bungalow for occupation for the over 55's. The property is offered with the benefits of a spacious lounge, 16' conservatory, fitted kitchen and family bathroom. Gas central heating, sealed unit double glazing. Outside there are front and rear gardens and a driveway leading to a garage. Carpets as fitted are included in the asking price.

Entrance hall

Loft access, door to side, storage cupboard, radiator.

Lounge

16'4" x 11'0" (4.98 x 3.35)

Radiator, double glazed patio doors to :-

Conservatory

16'0" max x 12'8" max (4.88 max x 3.87 max)

Brick based sealed unit double glazing, double glazed French doors to garden, tiled floor, 2 radiators.

Kitchen

9'10" x 9'0" (3.00 x 2.74)

Base and wall mounted storage units with rolled top work surfaces over, electric cooker point, part tiled walls, integrated dishwasher, wall mounted gas boiler, radiator, square arch to conservatory.

Bedroom 1

12'3" x 11'0" (3.73 x 3.35)

Built in wardrobe, double glazed window to front aspect, radiator.

Bedroom 2

9'10" x 7'8" (3.00 x 2.34)

Double glazed window to front aspect, radiator.

Bathroom

Part tiled walls, panelled bath, pedestal hand wash basin, low level WC, opaque double glazed window to side aspect, radiator.





Outside

To the front of the property there is a driveway leading to a garage, the garage has an up and over door fitted with power and light, lawn garden. To the rear of the property is a lawn garden with borders containing bushes shrubs and plants, timber summer house.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Great Yarmouth Borough Council - Band C

Location

Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

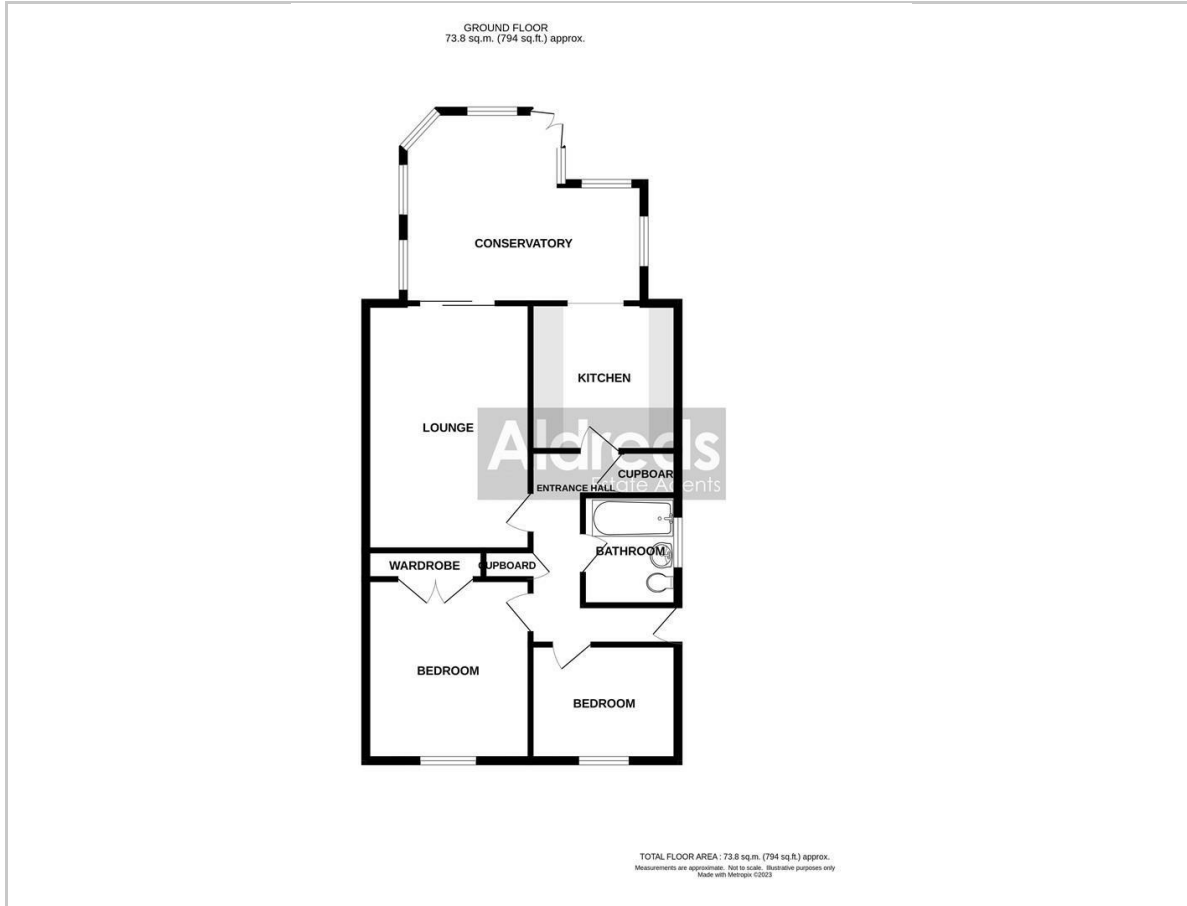
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights turn left at the roundabout into Links Road, turn right into Meadow Court where the property will be found on the left hand side.

Ref: G17919/08/23



Floor Plan



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

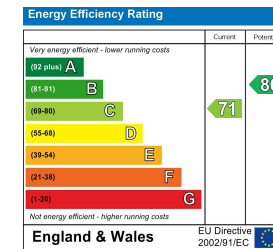
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Area Map



Energy Efficiency Graph



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