

Aldreds
Estate Agents



341 Beccles Road

Gorleston, Great Yarmouth, NR31 8DE

Guide Price £170,000 - £180,000



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Fronting Beccles Road, Aldreds are pleased to offer this spacious, well presented, three bedroom, ex local authority, mid terrace house. On the ground floor there is an entrance hall, lounge/dining room, kitchen and utility room. Three bedrooms and a bathroom leading separately off landing on the first floor. Gas central heating and sealed unit double glazing. Front & rear gardens. Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge/Dining Room

19'10" x 10'7" max 9'2" min (6.05 x 3.25 max 2.8 min)

Double glazed window to front aspect, double glazed window to rear aspect, two radiators.

Utility Room

Plumbing for washing machine, wall mounted gas boiler, double glazed window to front aspect.

Kitchen

11'5" x 8'4" (3.48 x 2.56)

Base and wall mounted storage units with rolltop work surfaces over, door to rear, double glazed window to rear aspect, gas hob, electric oven, stainless steel sink with drainer, part tiled walls.

Landing

Bedroom 1

12'2" x 11'4" (3.72 x 3.46)

Double glazed window to rear aspect, radiator.

Bedroom 2

10'7" x 8'0" (3.25 x 2.45)

Double glazed window to front aspect, radiator.





Bedroom 3

8'5" x 8'4" (2.57 x 2.56)

Storage cupboard, double glazed window to rear aspect, radiator.

Bathroom

Panel bath with shower over, hand basin, low level WC, part tiled walls, two opaque windows to front aspect, radiator.

Outside

To the front of the property there is a pathway to front door, lawned garden with bushes shrubs and plants. To the rear of the property there is a lawned garden, paved patio, brick shed.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Location

Gorleston on Sea 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.

EPC - TBC

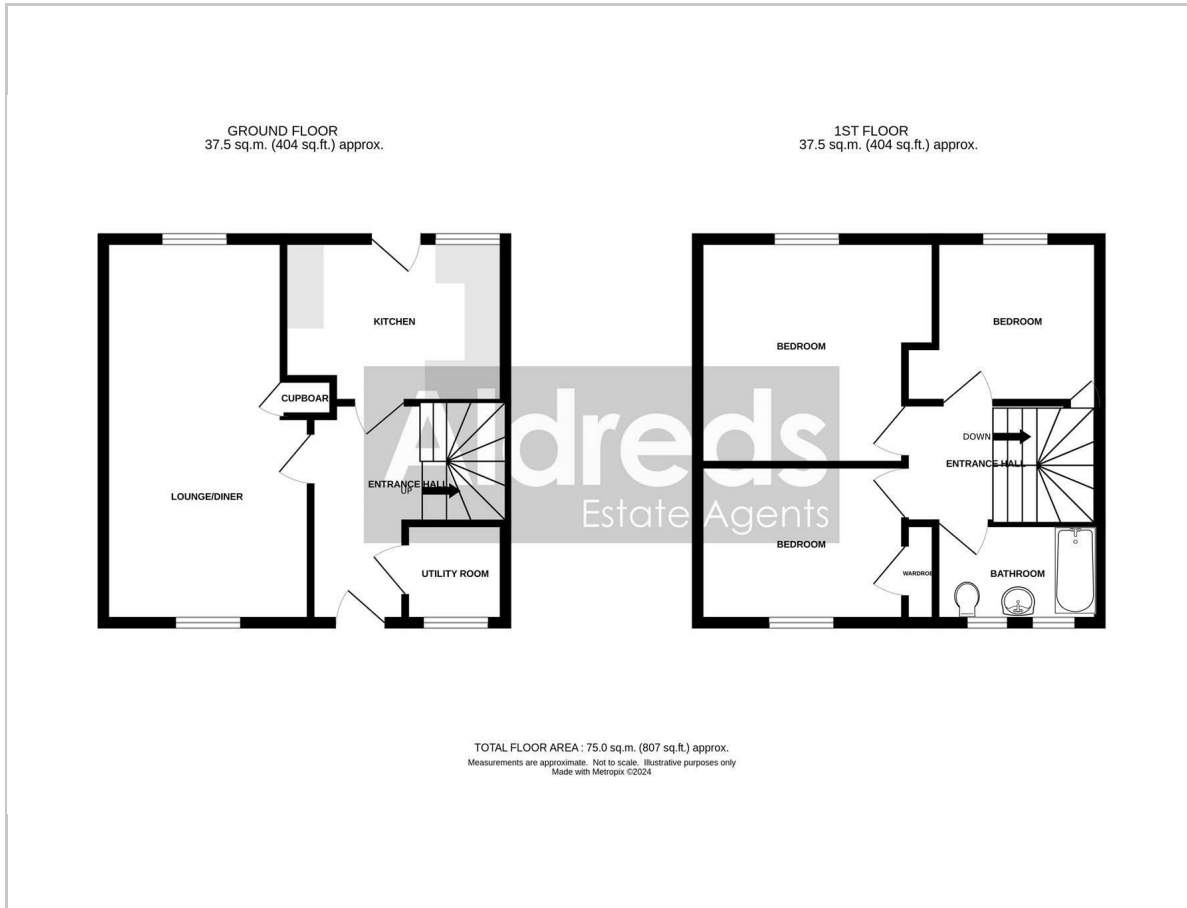
Directions

From the Gorleston office head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, continue over the roundabout and under the Gorleston relief road, after the turning for Westbrook Avenue fork left where the property can be found on the left hand side.

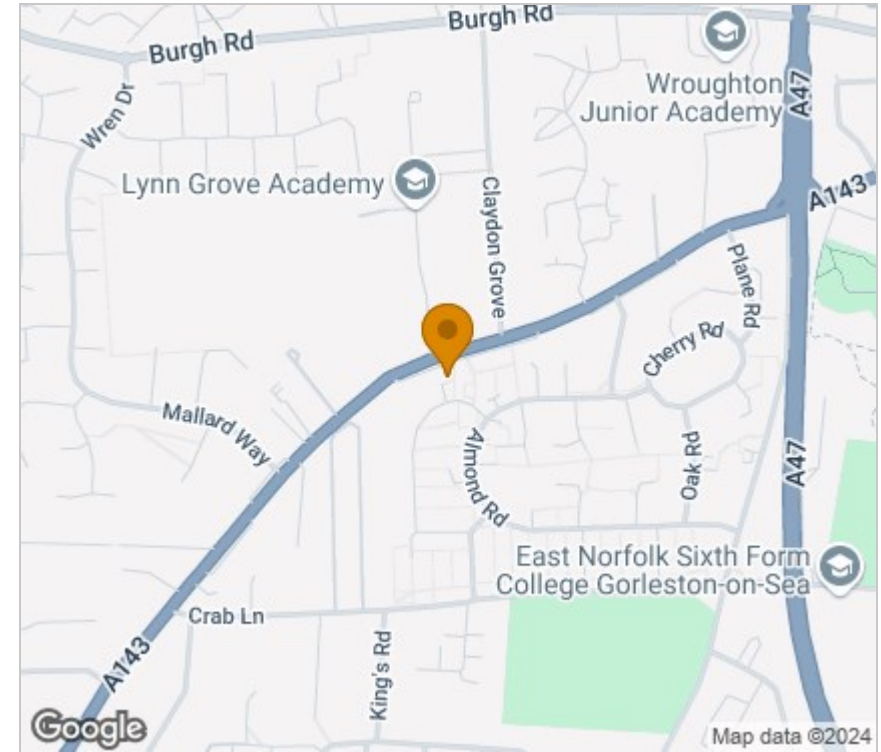
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Floor Plan



Area Map



Viewing

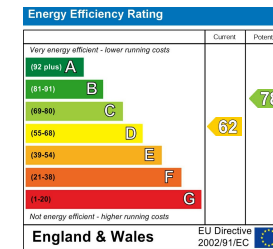
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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