

**Aldreds**  
Estate Agents



108 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SY

Offers In Excess Of £190,000



## 108 El Alamein Way

Bradwell, Great Yarmouth, NR31 8SY

Ideal first purchase. This 2 bedroom mid terraced home is pleasantly situated in a cul-de-sac and backs onto a large playground. The accommodation includes entrance lobby, lounge/diner, kitchen, bathroom with shower above the bath. In addition, the property benefits from gas central heating and UPVC double glazed windows. Driveway with parking for two vehicles.

### Entrance Lobby

3'11" x 3'1" (1.19m x 0.94m)

Entrance door with two double glazed panels. Radiator. Coved and textured ceiling. UPVC double glazed window to front.

### Lounge/Diner

15'2" x 11'8" (4.62m x 3.56m)

New carpet extending up the stairs to the landing. Radiator. Dado rail. Television and telephone points. Low door to a small built-in under stairs storage cupboard. Staircase to first floor landing. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

### Kitchen

11'8" x 7'9" (3.56m x 2.36m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Task splashback. Matching wall cupboards. Built-in fan. Assisted of a grill. Foreign electric hob. Stainless steel extractor. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Mounted gas boiler. Coved and ceiling. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to a paved patio and the rear garden.

### Landing

Radiator. Dado rail. Coved and textured ceiling with loft access hatch.

### Bedroom 1

11'8" x 7'10" (3.56m x 2.39m)

Radiator. Fitted double wardrobe with two floor to ceiling sliding mirrored doors. Television point. Built-in over stairs airing cupboard with hot water cylinder. Coved and textured ceiling. UPVC double glazed window to rear aspect.

### Bedroom 2

11'11" x 6'7" (3.63m x 2.01m)

Recently decorated. Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.





### Bathroom 8'11" x 4'10" (2.72m x 1.47m)

White suite comprising panelled bath with tiled surround and a mixer shower above with an overhead rainfall fitting. Pedestal wash basin. WC. Chrome towel radiator. Extractor. Coved and textured ceiling. UPVC double glazed window to front. Recently decorated.

### Outside

There are two parking spaces on the driveway to the front of the property. The rear garden is enclosed by fencing and laid lawn with a paved patio to the immediate rear of the property. Timber and felt roof shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating: D (64), potential rating B (87)

### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

### Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left. Follow the road round to the left into Mill Lane, turn right into El Alamein Way, The property is situated in the second cul-de-sac on the right.

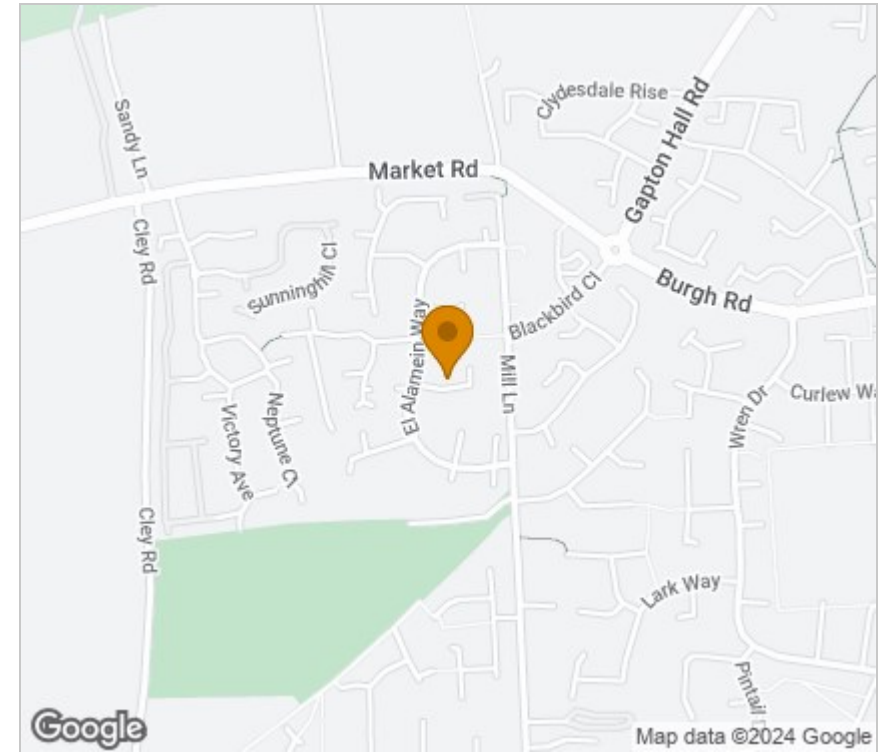
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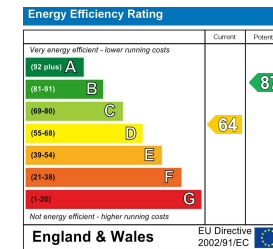
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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