



36 Veronica Green

Gorleston, Great Yarmouth, NR31 8LE

£205,000



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Gorleston, Great Yarmouth, NR31 8LE

A stunning renovated two bedroom semi detached house sitting in this convenient location. The ground floor is laid out in impressive open plan fashion with entrance lobby area leading through to a lounge/dining room/kitchen. On the first floor there is a landing with two bedrooms and shower room. Gas central heating and sealed unit double glazing. The property has refitted flooring and decorated to a high standard and an internal inspection is essential. Outside there are front & rear gardens and a garage to the rear. The property is offered with no onward chain.

### Entrance Lobby

Built-in cloaks/storage cupboard. Staircase to landing, through to:-

### Lounge/Dining Room/Kitchen

20'1" max x 16'5" max (6.12m max x 5.00m max)

Double glazed window to front and rear aspect. Two radiators. Double glazed patio doors to rear garden. Base and wall mounted storage units with roll top work surfaces over. Single drainer sink. Electric hob and oven. Extractor. Inset ceiling spotlights

### Landing

#### Bedroom 1

10'11" x 9'11" + door recess (3.33m x 3.02m + door recess)

Radiator. Large built-in wardrobe with a wall mounted gas fired boiler. Double glazed window to front aspect,

#### Bedroom 2

9'0" x 8'9" + door recess (2.74m x 2.67m + door recess)

Radiator. Double glazed window to rear aspect.

### Shower Room

6'9" x 5'10" (2.06m x 1.78m)

Large tiled shower in cubicle. Wash basin with drawer below. Low level WC, Designer towel radiator. Extractor. Inset ceiling lights. Opaque double glazed window to rear aspect,





### Outside

To the front of the property there is a brick weave pathway leading to front door and a small lawned front garden. To the rear of the property there is a brick weave and lawned garden. Garage.

### Tenure

Leasehold. The lease is for a term of 999 years less 10 days from 12th February 1971. Ground Rent payable - £30 per annum.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating: F

### 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.

Ref: G18039/04/24



## Floor Plan



## Viewing

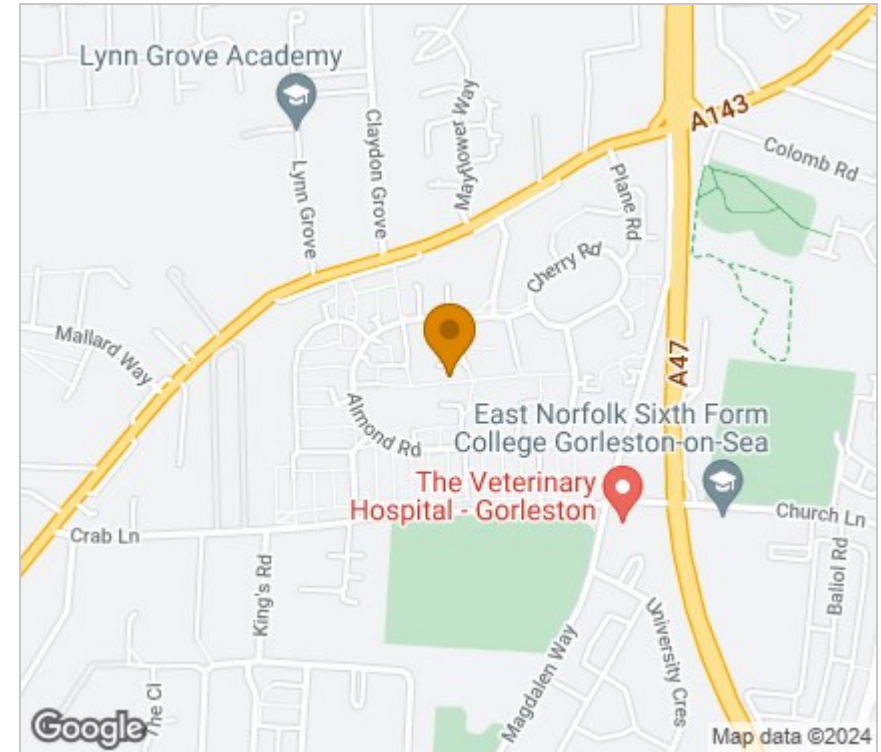
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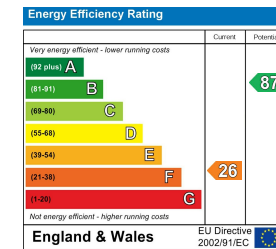
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## Area Map



## Energy Efficiency Graph



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