



36 Veronica Green

Gorleston, Great Yarmouth, NR31 8LE

Offers In Excess Of £200,000



36 Veronica Green

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

20'11" 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.

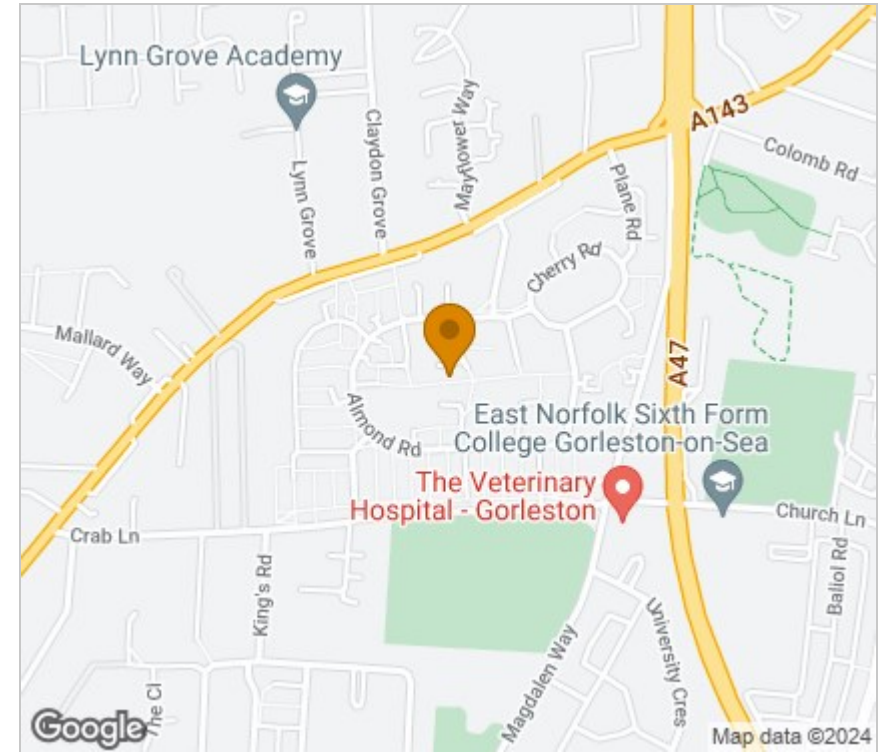
Ref: G18039/04/24



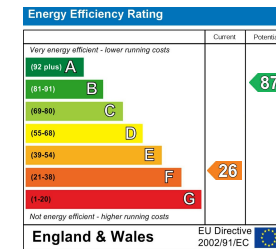
Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA