



# Aldreds

Estate Agents

22 Humberstone Road

Gorleston, Great Yarmouth, NR31 8AF

Offers In Excess Of £220,000





## 22 Humberstone Road

Gorleston, Great Yarmouth, NR31 8AF

This well presented and recently redecorated two bedroom detached bungalow is offered for sale with no onward chain. The property is tucked away with a large rear garden. Gas central heating & sealed unit double glazing.

### Entrance Porch

4'10" x 3'4" (1.47m x 1.02m)

Entrance door with two double glazed panels. Tiled floor. Double glazed windows to front and side.

### Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Hive heating control. Telephone point. Loft access hatch. UPVC double glaze window to side.

### Lounge

15'10" x 13'4" (4.83m x 4.06m)

Radiator. Brick fireplace and a coal effect living flame gas fire on a raised hearth. UPVC double glazed windows to front and side aspects.

### Kitchen

11'8" x 8'11" (3.56m x 2.72m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink. Tiled splashbacks. Matching wall cupboards. Electric hob, Electric oven, Built-in cupboard containing hot water cylinder with immersion heater. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window and door to side.

### Bedroom 1

12'3" x 11'8" (3.73m x 3.56m)

Radiator. UPVC double glazed window to rear.

### Bedroom 2

8'11" x 8'11" (2.72m x 2.72m)

Radiator. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the rear garden.







### Wet Room

6'11" x 5'6" (2.11m x 1.68m)

Part tiled walls and an electric shower unit with drainer floor. White suspended wash basin. WC. Radiator. Extractor. UPVC double glazed window to side.

### Outside

There is shingled parking to the front of the property and access on both sides of the property to the rear garden. The rear garden has been landscaped with a small lawn area, established trees and shrubs, paved patio to the immediate through the property. Further paved patio area with water feature. Garden shed. Greenhouse. Metal storage shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating:

### 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.

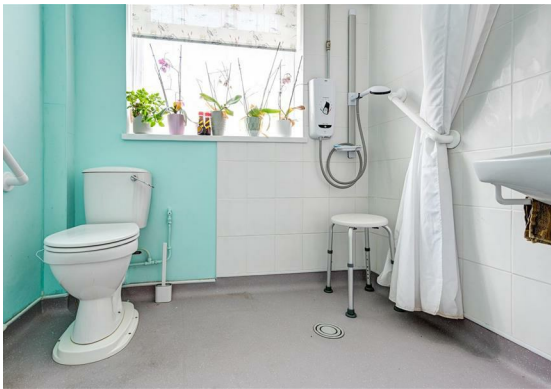
### Directions

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 turning right into Humberstone Road where the property will be found on the left hand side.

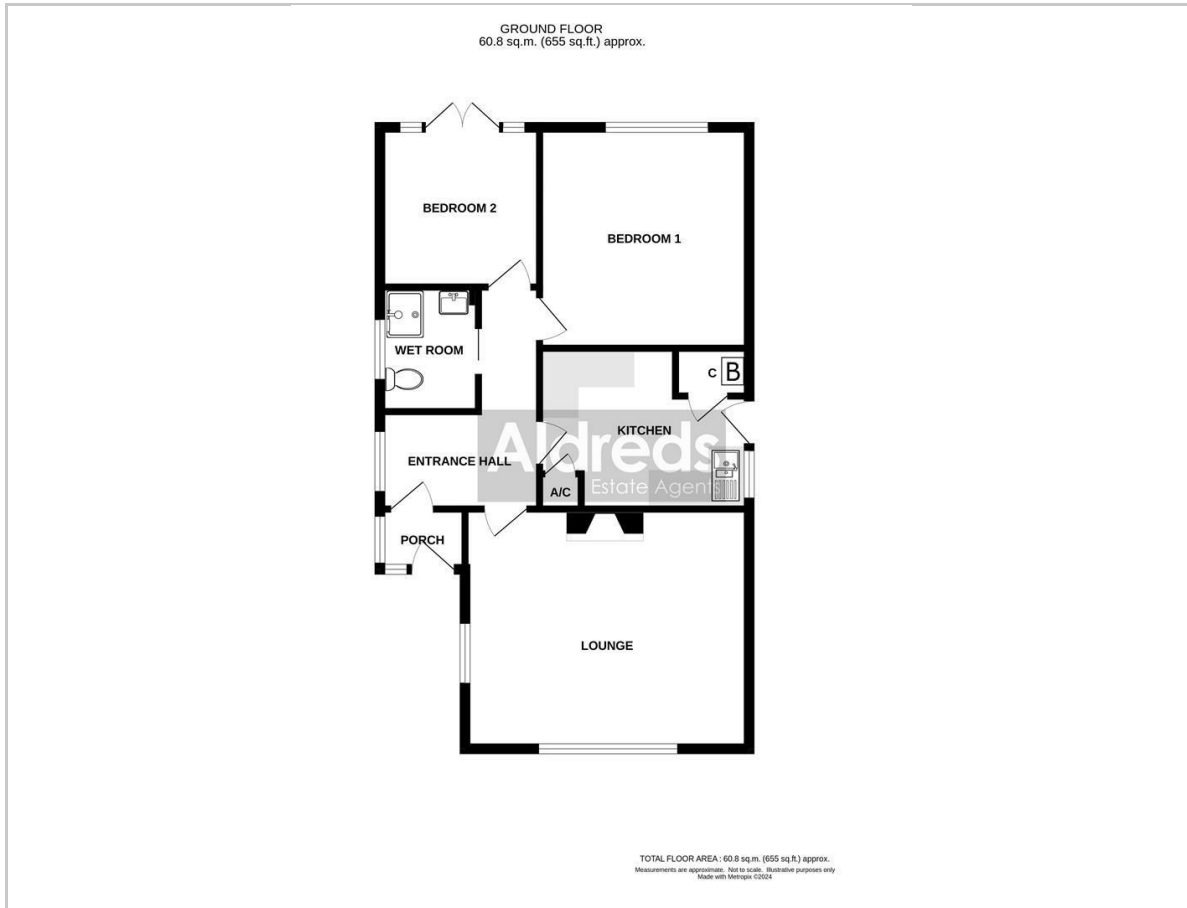
### Agent's Notes

We understand that the property has been rewired.

Ref: G18045/04/24



## Floor Plan



## Viewing

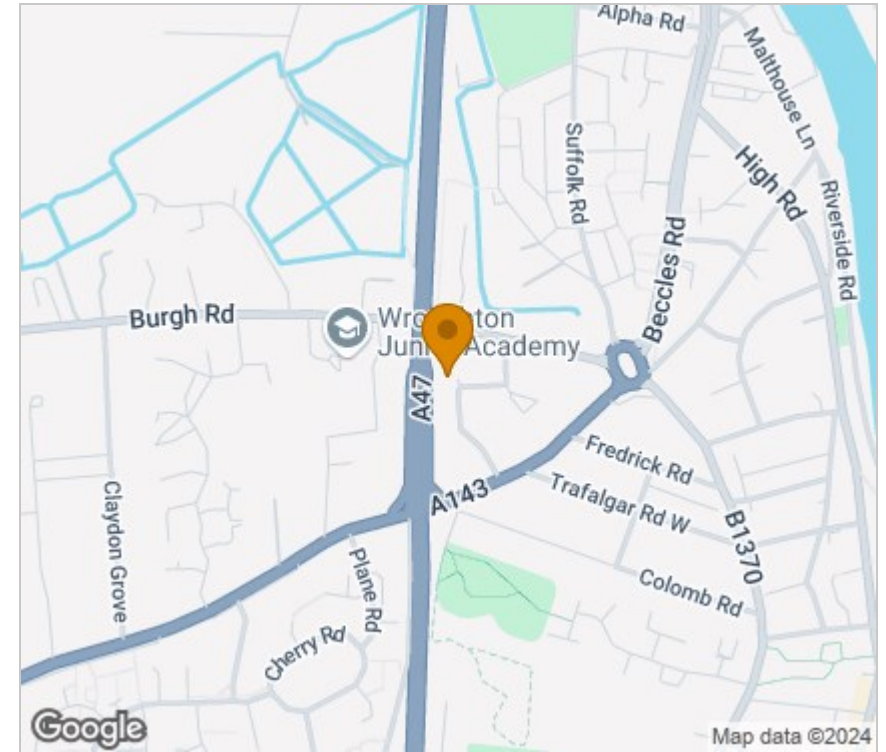
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

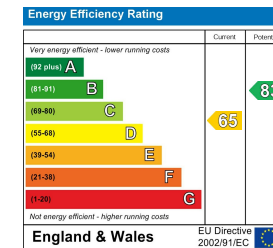
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## Area Map



## Energy Efficiency Graph



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