



Aldreds
Estate Agents

91 Pier Plain

Gorleston, Great Yarmouth, NR31 6PG

£110,000



91 Pier Plain

Gorleston, Great Yarmouth, NR31 6PG

Offered for sale with no onward chain, this 2 bedroom mid terraced house has 2 reception room, kitchen, utility area and a first floor bathroom. The property benefits from gas central heating and UPVC double glazed windows. There is a small courtyard garden to the rear.

Sitting Room

12'4" x 10'3" (3.76m x 3.12m)

UPVC entrance door. Laminate floor. Radiator. Wall mounted electric fire. UPVC double glazed window to front aspect.

Inner Lobby

Laminate floor. Stairs to first floor landing.

Dining Room

11'5" x 9'9" (3.48m x 2.97m)

Laminate floor. Radiator. Built-in under stairs storage cupboard with electricity card meter. Telephone point. UPVC double glazed window to rear.

Kitchen

10'5" x 5'3" (3.18m x 1.60m)

Worktops with cupboards below. Inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Cooker space with gas point. Tiled floor. Radiator. Wall mounted gas fired combination boiler. UPVC double glazed window and door to side.

Utility Area

7'6" x 5'4" (2.29m x 1.63m)

Worktop with cupboards below and a wine rack. Fitted wall cupboards. Tiled floor. Plumbing for washing machine. UPVC double glazed windows to side and rear.

Landing

Bedroom 1

12'6" x 10'1" (3.81m x 3.07m)

Radiator. Built-in over stairs wardrobe/storage cupboard with loft inspection hatch. UPVC double glazed window to front.





Bedroom 2

11'6" x 9'7" (3.51m x 2.92m)

Radiator. UPVC double glazed window to rear aspect.

Bathroom

10'5" x 5'3" (3.18m x 1.60m)

Fully tiled walls and a white suite comprising panelled bath with tiled surround and a mixer shower above. Pedestal wash basin. WC. Radiator and chrome towel radiator. Built-in linen cupboard. UPVC double glazed window to rear.

Outside

Small rear courtyard garden.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band A

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.

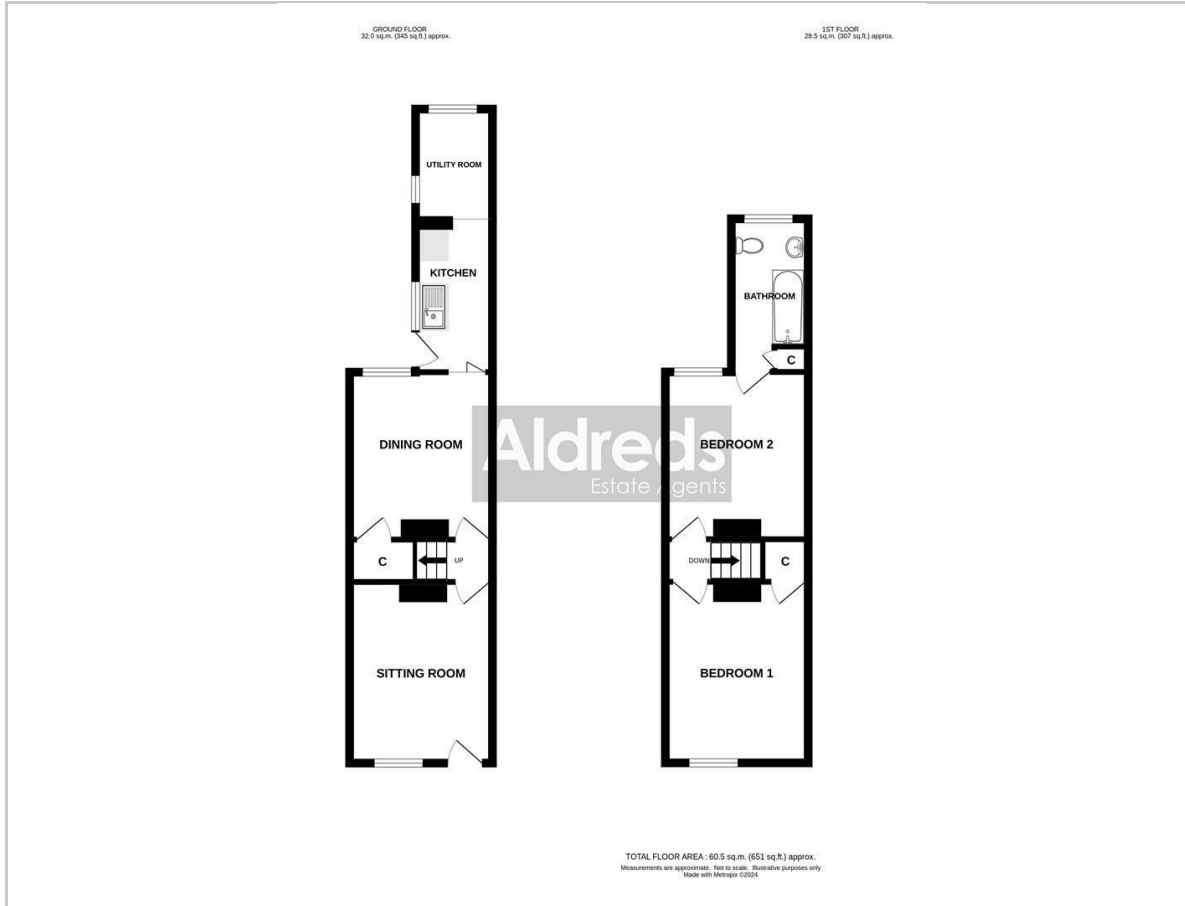
Directions

Heading south on Gorleston High Street, turn left at the traffic lights onto Baker Street. Baker Street leads round to the right into Pier Plain. Follow the road along and the property will be found on the left hand side.

Ref: G



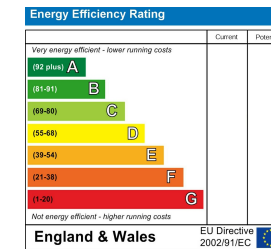
Floor Plan



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