

**Aldreds**  
Estate Agents



150 Middleton Road

Gorleston, Great Yarmouth, NR31 7PY

£230,000



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## 150 Middleton Road

Gorleston, Great Yarmouth, NR31 7PY

Well presented spacious three bedroom ex local authority end terrace house with gated driveway to rear. The property fronts Middleton Road. On the ground floor there is an entrance hall, lounge/diner and a kitchen. The first floor offers three bedrooms and a bathroom off landing. Gas central heating and sealed unit double glazing. Front & rear gardens. The property is offered with no upward chain.

### Entrance Hall

Stairs rising to landing, door to front, radiator.

### Lounge/Diner

18'11" max 10'0" min x 15'5" max 8'1" min (5.78 max 3.07 min x 4.72 max 2.47 min)

Double glazed window to front aspect, double glazed window to rear aspect, radiator.

### Kitchen

13'5" x 8'5" (4.1 x 2.57)

Base & wall units with worktops, door to rear, storage cupboard, double glazed window to rear aspect, stainless steel sink with drainer, gas hob, electric oven.

### Landing

Double glazed window to side aspect.

### Bedroom 1

15'6" x 8'5" (4.73 x 2.59)

Built in wardrobe double glazed window to front aspect, radiator.

### Bedroom 2

14'9" x 8'5" (4.5 x 2.58)

Double glazed window to rear aspect, radiator.

### Bedroom 3

9'9" x 7'1" (2.98 x 2.18)

Storage cupboard, double glazed window to front aspect, radiator.







### Bathroom

10'0" x 5'6" (3.06 x 1.68)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect, double glazed window to rear aspect, radiator.

### Outside

To the front there is a lawned garden and pathway to front door. To the rear there is a gated driveway, lawned garden, decked patio, outside tap, two brick sheds, outside WC

### Tenure

Freehold

### Council Tax

Band B

### EPC

D Rating - 85

### 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.

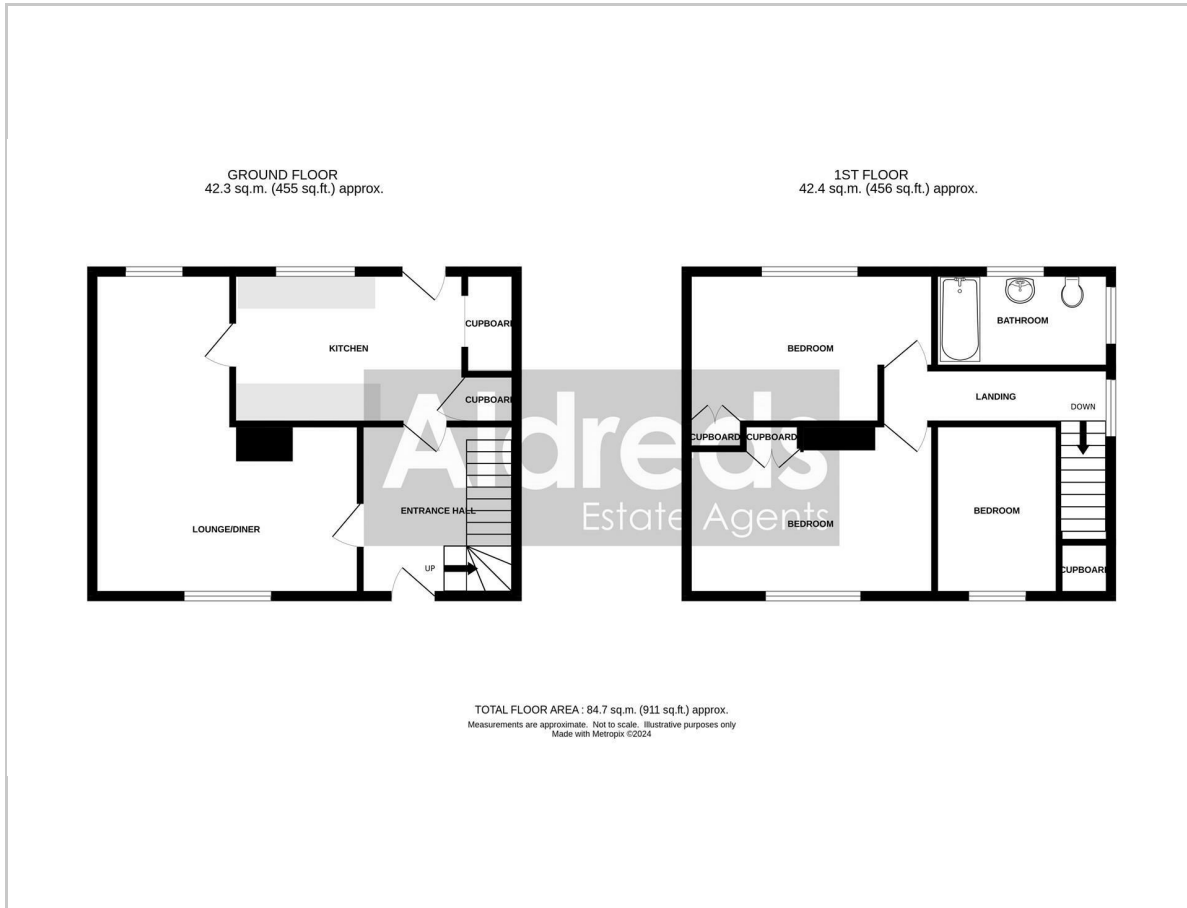
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right, at the roundabout turn left in to Middleton Road where the property is on the right.

Ref 18060/05/24



## Floor Plan



## Viewing

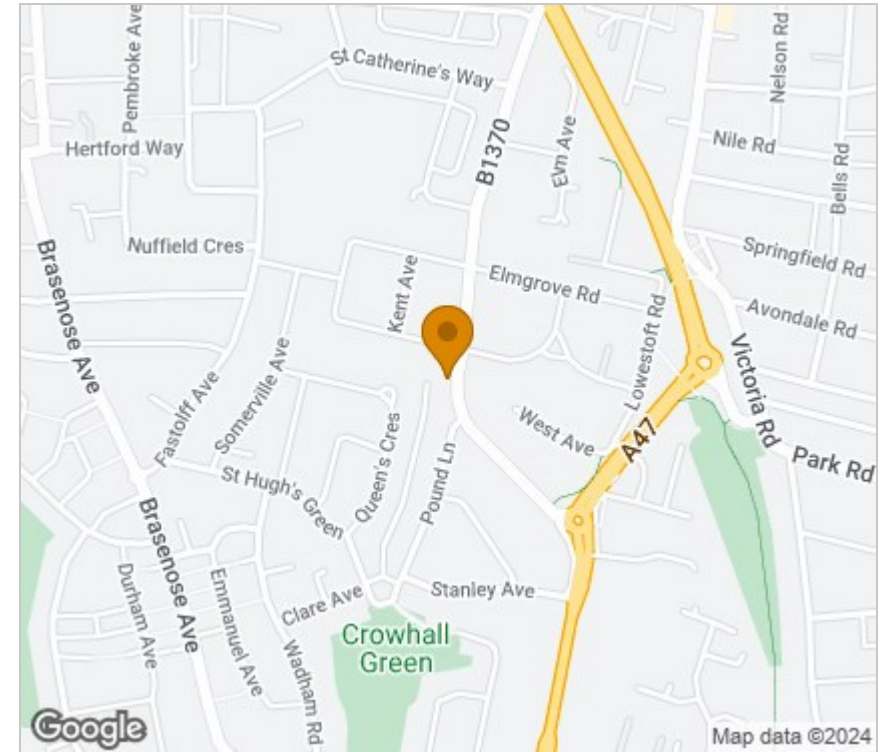
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

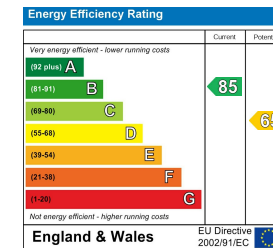
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## Area Map



## Energy Efficiency Graph



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