



Aldreds
Estate Agents

28 Avondale Road

Gorleston, Great Yarmouth, NR31 6DW

Offers In Excess Of £240,000



3



1



2



D

28 Avondale Road

Gorleston, Great Yarmouth, NR31 6DW

Sitting on the popular Avondale Road, off Marine Parade, we are delighted to offer this spacious three bedroom mid terrace house. The property has an entrance porch, entrance hall, large lounge/diner, dining room and a kitchen. Three bedrooms and bathroom lead off landing. Approx south facing rear garden. Gas central heating (new boiler installed 2024) and sealed unit double glazing. Carpets as fitted are included in the asking price.

Entrance Porch

Door to front.

Entrance Hall

Radiator, stairs to landing

Lounge/Diner

25'4" x 10'4" (7.72 x 3.15)

Bay double glazed window to front aspect, double glazed window to rear aspect, two radiators.

Dining Room

11'6" x 8'11" (3.51 x 2.72)

Double glazed window to side aspect, radiator.

Kitchen

17'3" x 8'11" (5.26 x 2.72)

Base & wall units with worktops, gas hob, electric oven, sink with drainer, wall mounted gas boiler, double glazed window to side aspect, double glazed window to rear aspect, door to rear.

Landing

Bedroom 1

12'1" x 11'6" (3.68 x 3.51)

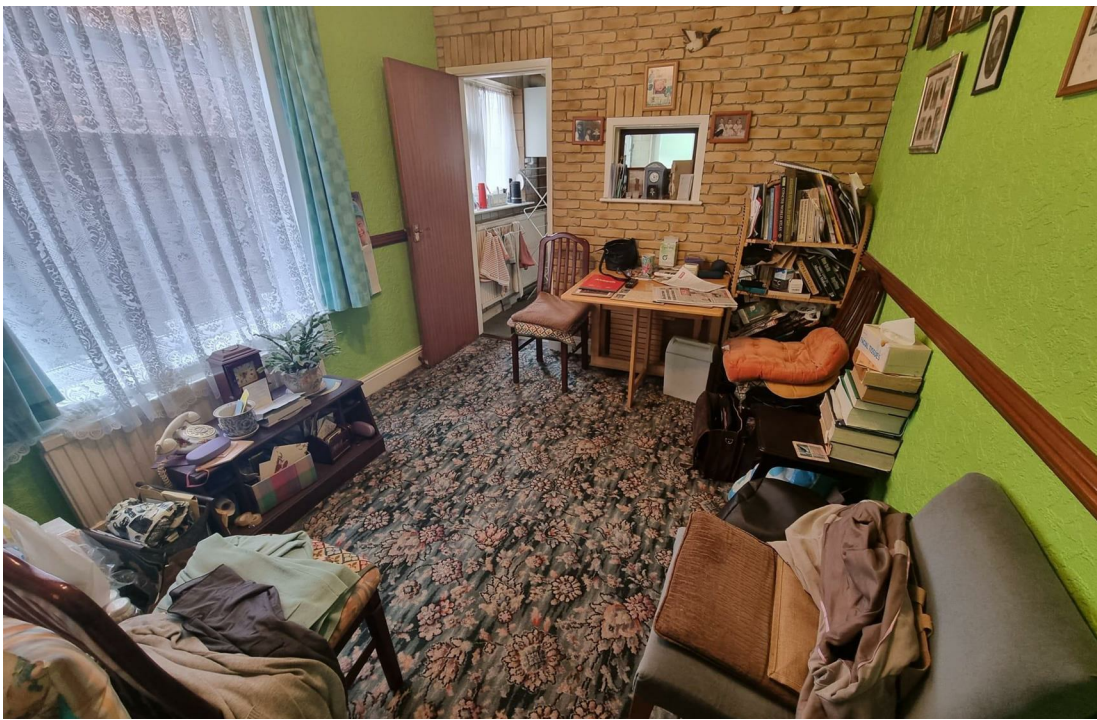
Built in wardrobe, bay double glazed window to front aspect, radiator.

Bedroom 2

12'3" x 10'8" (3.73 x 3.25 (3.74 x 3.26))

Double glazed window to rear aspect, radiator.





Bedroom 3

14'4" x 6'2" (4.37 x 1.88 (4.38 x 1.89))

Double glazed window to side aspect, radiator

Bathroom

9'0" x 7'9" (2.74 x 2.36)

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

Outside

To the front there is a garden with pathway to front door. To the rear there is an approx south facing garden which is paved with bushes and shrubs.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

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, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Avondale Road where the property can be found on the right.

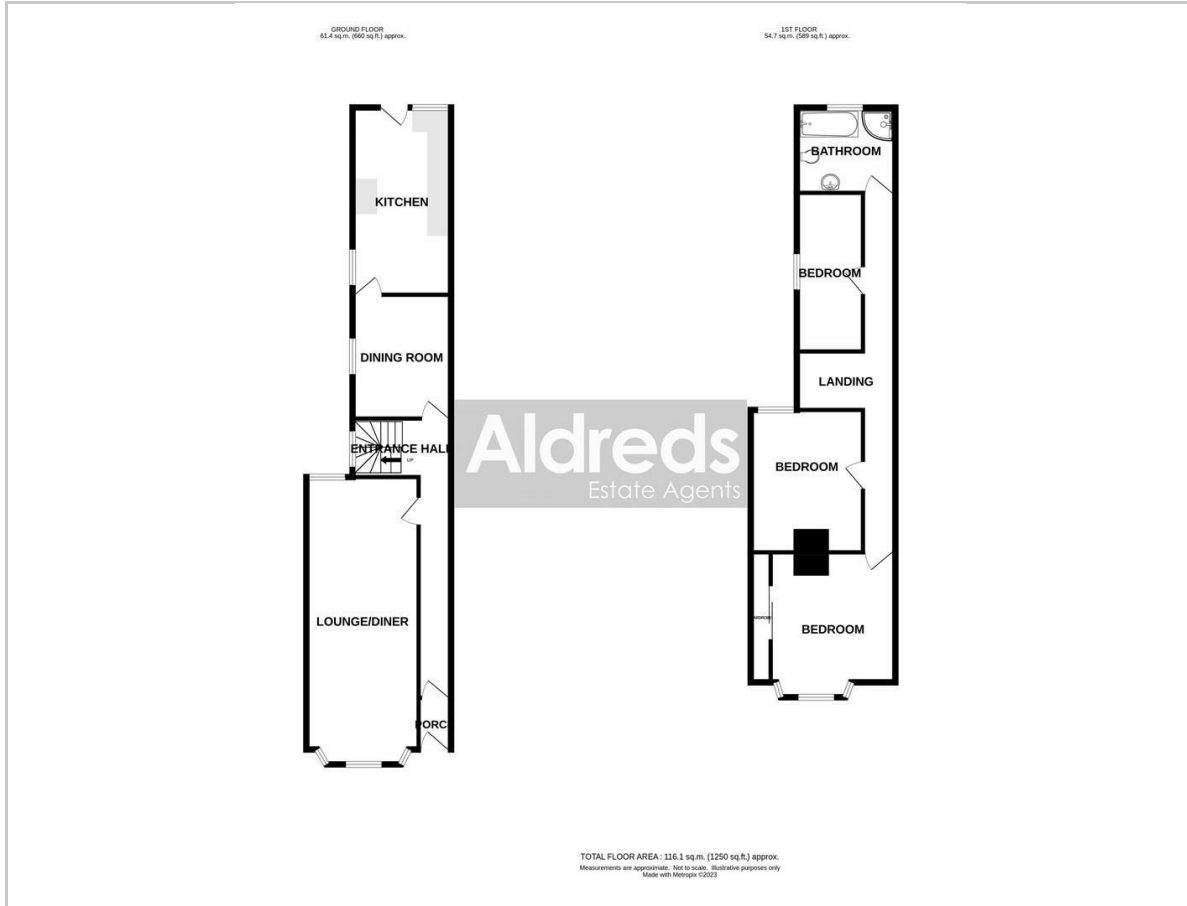
EPC

Rating D

Ref - 17888/06/23



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

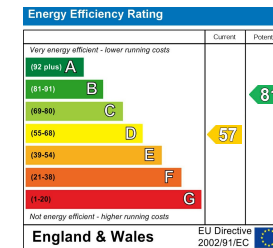
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



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