



Aldreds
Estate Agents

39 Station Road North

Belton, Great Yarmouth, NR31 9NG

Guide Price £140,000 - £150,000



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** GUIDE PRICE £140,000 - £150,000** This 2 bedroom mid terraced cottage is offered for sale with no onward chain. The accommodation includes an entrance porch, sitting room with an open fireplace, dining room, kitchen, utility room/WC which could be changed to a shower room, 2 double bedrooms and a first floor bathroom. The property has gas central heating, double glazed windows and an off road parking space. Small rear courtyard.

Entrance Porch

4'6" x 3'8" (1.37m x 1.12m)

Panelled entrance door with glazed panels. Night storage heater. Double glazed window to side aspect.

Sitting Room

12'1" x 10'10" (3.68m x 3.30m)

Radiator. Open fireplace with brick surround and hearth. Television and telephone points. Coved and textured ceiling. Double glazed window to front aspect.

Inner Lobby

Stairs to first floor landing.

Dining Room

12'0" x 10'4" (3.66m x 3.15m)

Radiator. Built-in under stairs storage cupboard. Coved and textured ceiling. Double glazed window to rear aspect.

Kitchen

8'0" x 6'11" (2.44m x 2.11m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tile splashback. Matching wall cupboards. Space with electric cooker point. Extractor. Tiled floor. Double glazed window to side aspect. Panelled door with double glaze panel to the rear courtyard.

Utility Room/WC

6'3" x 5'7" (1.91m x 1.70m)

White WC and suspended hand wash basin with tiled splashback. Worktops with cupboard below and space with plumbing for washing machine. Space for fridge freezer. Tiled floor. Matching wall cupboards. Coved and textured ceiling. Radiator. Wall mounted electric downflow heater. Double glazed window to side.

First Floor

Landing

Coved and textured ceiling.





Bedroom 1

12'0" x 10'11" (3.66m x 3.33m)

Radiator. Wall mounted gas fired combination boiler. Built-in over stairs wardrobe/storage cupboard. Coved and textured ceiling. Double glazed window to front aspect.

Bedroom 2

11'11" x 10'5" (3.63m x 3.18m)

Radiator. Coved and textured ceiling with loft access hatch. Double glazed window to rear aspect.

Bathroom

7'10" x 7'0" (2.39m x 2.13m)

Panelled bath. Pedestal wash basin. WC. Part tiled walls. Radiator. Tiled floor. Coved and textured ceiling. Double glazed window to rear.

Outside

There is one off road parking space to the front of the property. Small rear courtyard area with a gate to a pathway for pedestrian access to rear.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Energy Performance Certificate (EPC)

EPC rating: D (63); potential rating: B (82)

Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

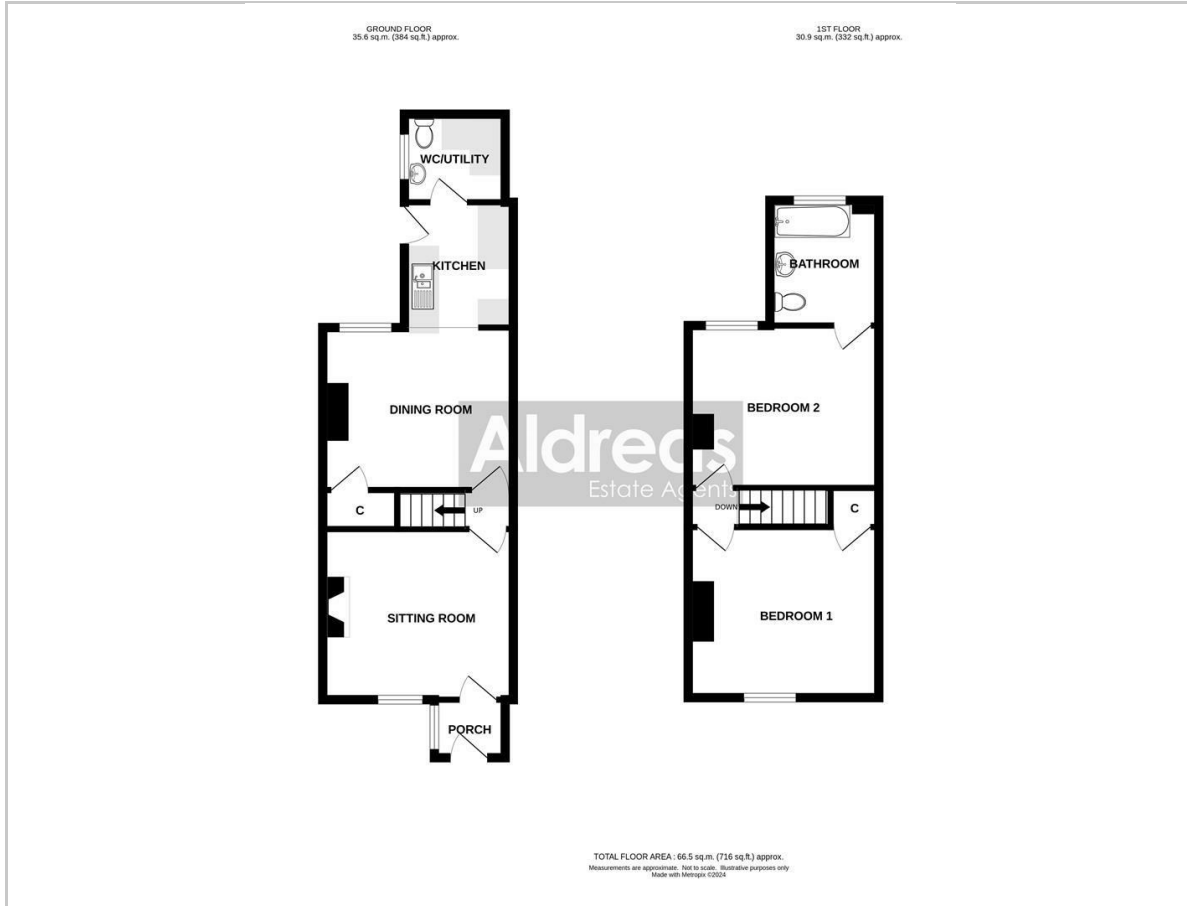
Directions

Heading south out of Bradwell on the A143, proceed over the roundabout (2nd exit), remaining on the A143. The take the first turning on the right (signposted to Belton) onto Beccles Road. Follow Beccles Road into Belton and take the first turning on the left onto Station Road South which leads into Station Road North where the property will be found on the left.

Ref: G18093/07/24



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

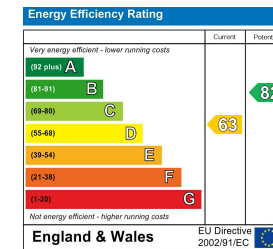
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Area Map



Energy Efficiency Graph



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