

**Aldreds**  
Estate Agents

19 Salk Road

Gorleston, Great Yarmouth, NR31 7RL

£200,000



## 19 Salk Road

Gorleston, Great Yarmouth, NR31 7RL

This 2 bedroom mid terraced house is offered for sale with no onward chain and is ideally located for access to the James Paget Hospital. The property has a ground floor cloakroom, en-suite shower room, a bathroom and a single garage.

### Entrance Hall

Entrance door with spy hole and double glazed panel. Wood effect flooring. Radiator. Coving.

### Cloakroom

5'4" x 3'3" (1.63m x 0.99m)

White WC and pedestal wash basin. Wood effect flooring. Radiator. Part tiled walls. Extractor.

### Lounge

14'6" x 9'11" max (4.42m x 3.02m max)

Radiator. Television and telephone points. Feature fireplace. Low door to a built-in under stairs storage cupboard. Coving. UPVC double glazed window to front aspect.

### Kitchen/Diner

13'5" x 9'0" (4.09m x 2.74m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Integrated fridge/freezer. Integrated washing machine and dishwasher. Built-in fan assisted electric double oven and grill. Four burner gas hob with a stainless steel extractor above. Radiator. Cupboard concealing a wall mounted gas fired boiler. Wood effect flooring. UPVC double glazed window to rear aspect. Double glazed sliding patio door to the rear garden.

### Landing

Built-in airing cupboard with hot water cylinder. Loft access hatch.

### Bedroom 1

10'8" x 8'2" (3.25m x 2.49m)

Radiator. Built-in double wardrobe. Television point. UPVC double glazed window to front aspect.

### En-suite Shower Room

5'2" x 4'11" (1.57m x 1.50m)

Tiled corner shower cubicle with a mixer shower. White pedestal wash basin and WC. Part tiled walls. Radiator. Shaver point. Extractor. UPVC double glazed window to front.

### Bedroom 2

10'8" x 7'1" (3.25m x 2.16m)

Radiator. Built-in double wardrobe. UPVC double glazed window to rear aspect.





### Bathroom 6'1" x 5'7" (1.85m x 1.70m)

White suite comprising panelled bath with tiled surround and a mixer shower above. Pedestal wash basin. WC. Part tiled walls. Radiator. Shaver point. Extractor. UPVC double glazed window to rear.

### Outside

The rear garden is West/North West facing, enclosed and laid to lawn. A gate to the rear boundary leads to a parking space in front of a semi-detached single garage.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating: D (65); potential rating: B (88)

### 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 into Church Lane and at the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights and turn right at the next roundabout into Beaufort Way, turn right at the first roundabout into Jenner Road. Turn left into Salk Road where the property can be found down a small close on the right.

Ref: G18094/07/24



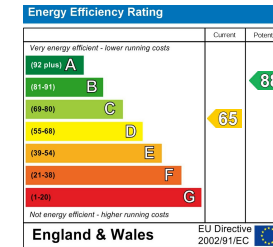
## Floor Plan



## 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.

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