

Aldreds
Estate Agents



18a Elm Avenue

Gorleston, Great Yarmouth, NR31 7PL

£250,000



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GUIDE PRICE £250,000 to £260,000. A well presented, spacious two bedroom detached house sitting in this convenient Gorleston location. Originally built by Badger the house offers an entrance hall, large lounge/diner, kitchen, utility room, cloakroom, landing, two bedrooms and a large bathroom. Gas central heating and double glazing. Gardens to front & rear. Driveway to garage. No chain.

Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge/Diner

21'11" max x 15'5" max 12'6" min (6.7 max x 4.7 max 3.82 min)

Double glazed window to front aspect, two double glazed windows to side aspect, double glazed French doors to rear, two radiators.

Kitchen

9'8" x 9'2" (2.96 x 2.8)

Base & wall units with worktops, double glazed window to front aspect, part tiled, sink with drainer, gas hob, electric oven.

Utility Room

9'2" x 5'3" (2.8 x 1.61)

Base units with worktops, door to rear, plumbing for washing machine, part tiled walls, door to

Cloakroom

Low level WC, hand basin, opaque double glazed window to rear aspect, radiator.

Landing

Velux window, radiator.

Bedroom 1

15'5" x 10'9" (4.72 x 3.3)

Triple glazed window to rear aspect, radiator.

Bedroom 2

15'6" x 9'3" (4.73 x 2.82)

Triple glazed window to rear aspect, radiator.





Bathroom

12'6" x 7'6" (3.82 x 2.3)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect.

Outside

To the front there is a driveway leading to garage, the garage has an up & over door as well as power & light. Lawned front garden. To the rear there is a lawned garden with paved patio.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

TBC

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.

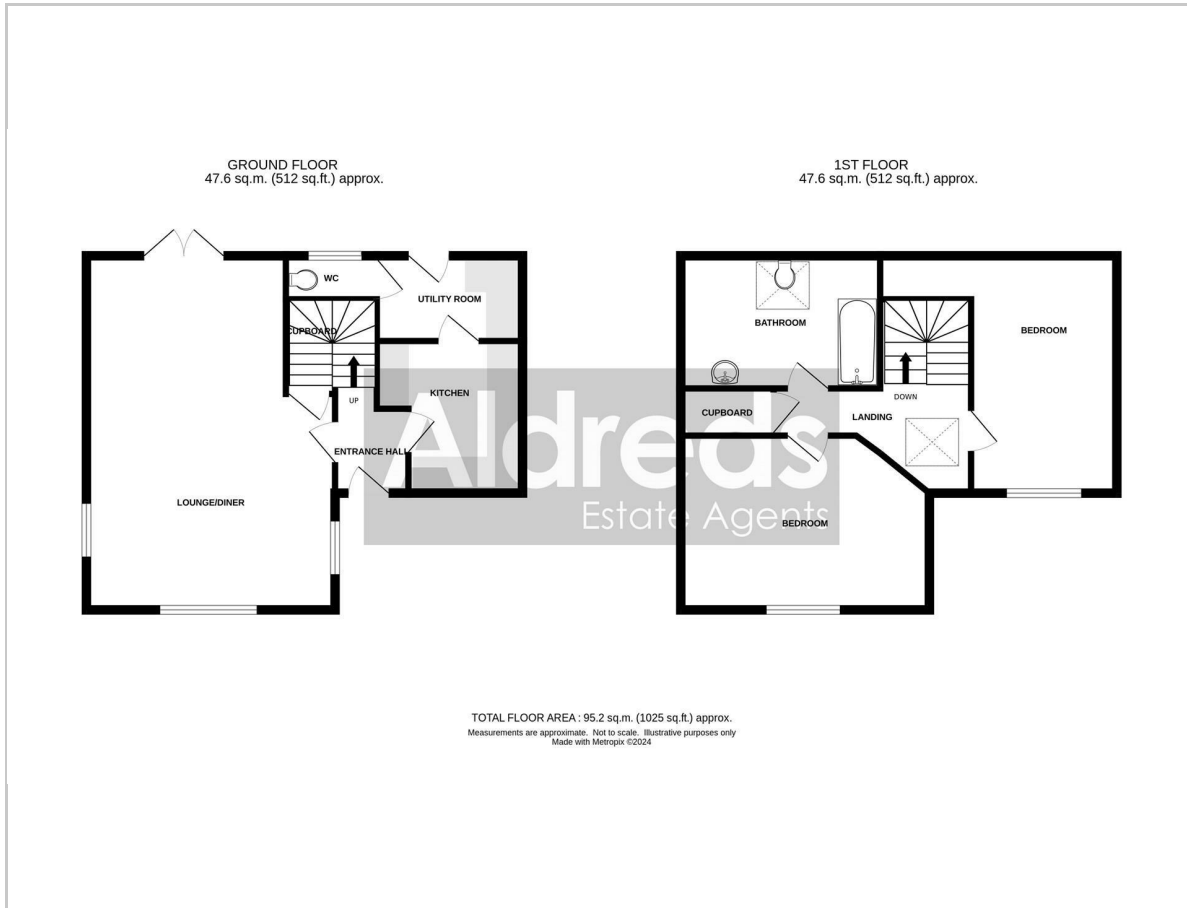
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road. Elm Avenue is a turning on the left hand side. Follow Elm Avenue round to the left and the property will be found at the end.

Ref G18091/06/24



Floor Plan



Viewing

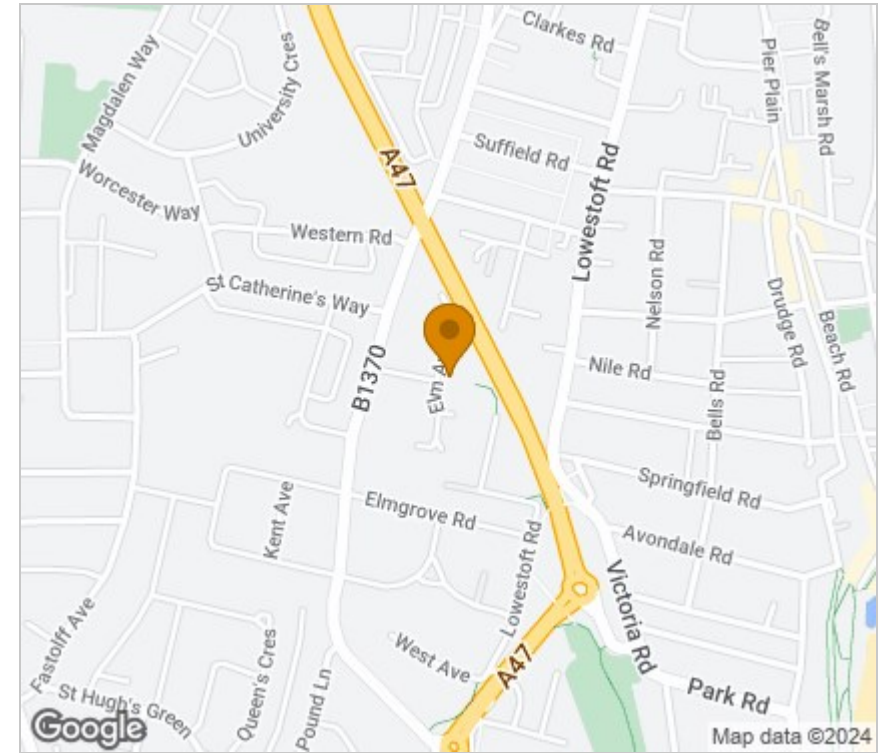
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

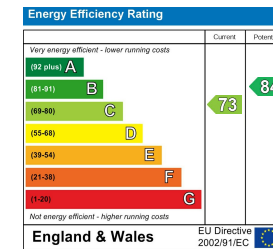
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Area Map



Energy Efficiency Graph



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