

**Aldreds**  
Estate Agents



46 Humberstone Road

Gorleston, Great Yarmouth, NR31 8AF

Guide Price £210,000 - £220,000



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\*\* GUIDE PRICE £210,000 - £220,000\*\* With a beautiful larger than average garden we are pleased to offer this well presented two bedroom detached bungalow in this convenient location. The property offers an entrance hall, lounge, kitchen, two bedrooms and a bathroom. There is also a front garden. Gas central heating & sealed unit double glazing.

### Entrance Porch

Entrance door.

### Entrance Hall

Double glazed window to side aspect, radiator.

### Lounge

15'10" x 13'5" (4.84 x 4.1)

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

### Kitchen

12'4" x 8'10" (3.76 x 2.71)

Base & wall units with worktops, double glazed window to side aspect, door to side, electric hob, electric oven, part tiled walls, sink with drainer, plumbing for washing machine.

### Bedroom 1

12'1" x 11'8" (3.7 x 3.56)

Double glazed window to rear aspect, radiator.

### Bedroom 2

8'10" x 8'10" (2.7 x 2.7)

Double glazed window to rear aspect, radiator.

### Bathroom

6'10" x 5'6" (2.1 x 1.7)

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





### Outside

To the front of the property there is a pathway to entrance door, lawned garden. To the rear there is a good size lawned garden, with bushes and shrubs, patio, timber shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### EPC

D rating - 67

### 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 north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, continue over the roundabout turning right into Humberstone Road where the property will be found on the left hand side.

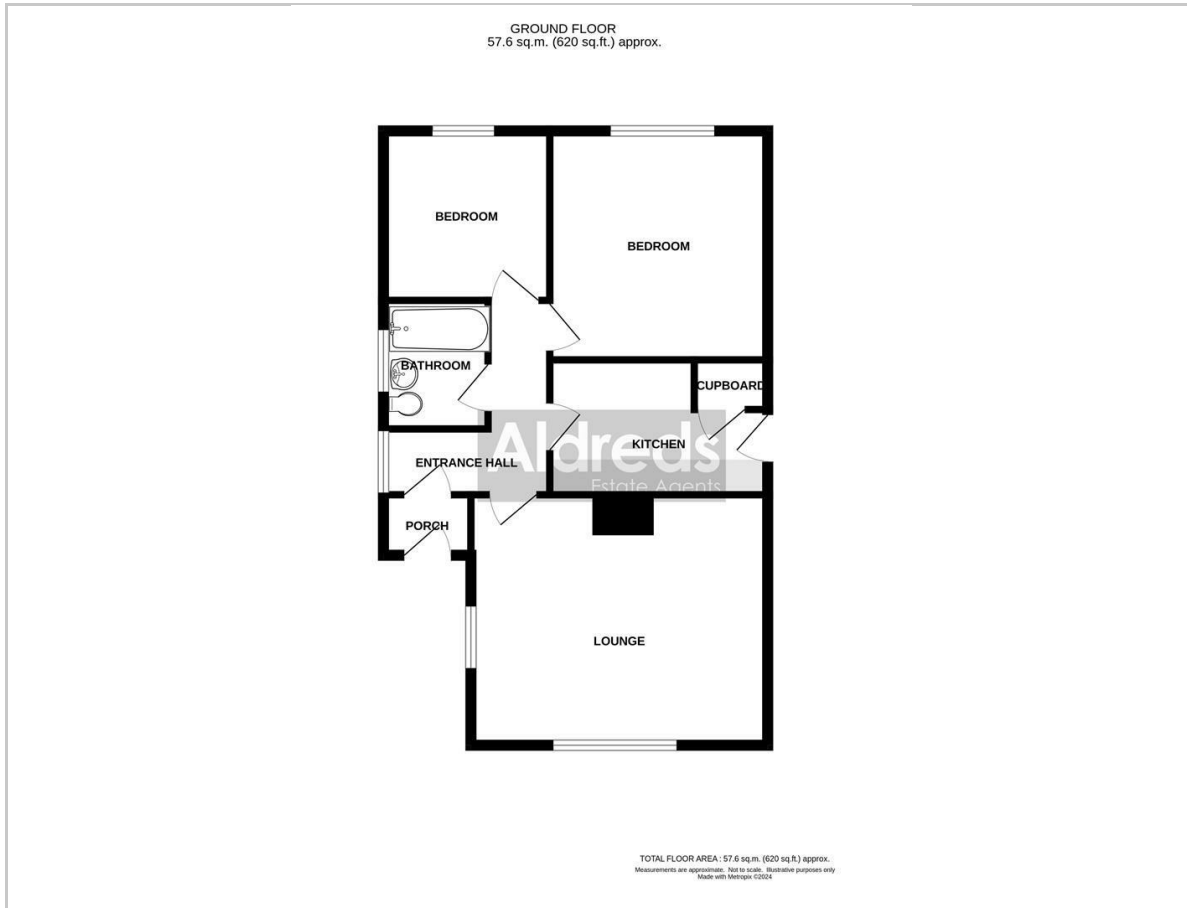
### Ref 18016/07/24

### Agents Note

Under the Estate Agency Act 1979 we are obliged to inform all parties that the seller of this property is related to an employee of Aldreds Estate Agents Ltd.



## Floor Plan



## Viewing

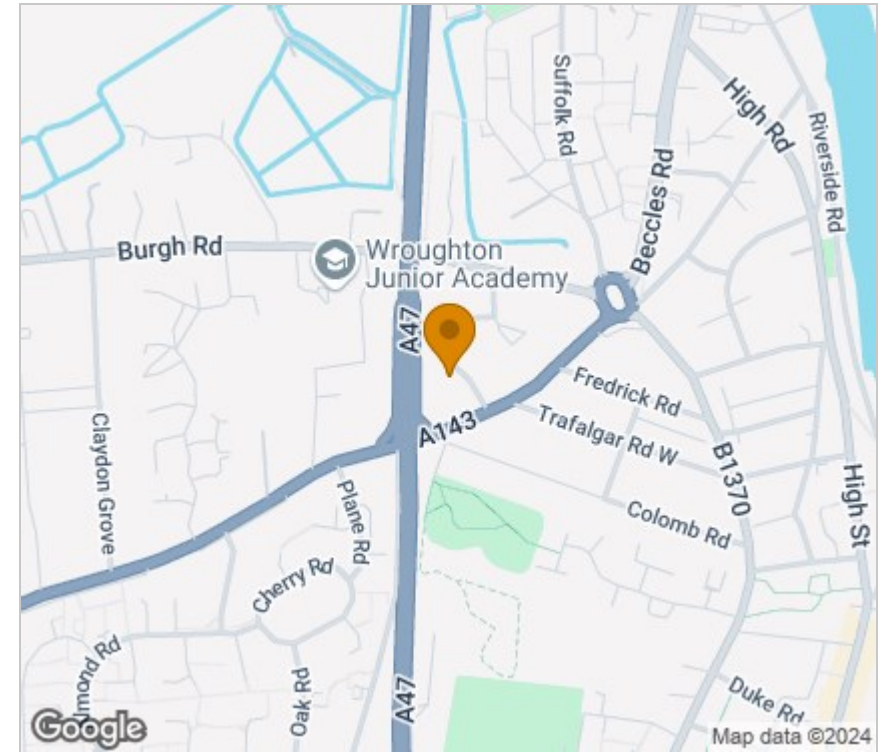
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

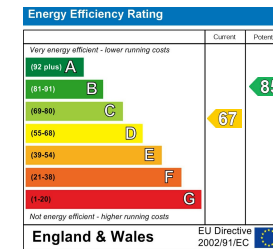
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## Area Map



## Energy Efficiency Graph



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