



Flat 2 165 High Street

Gorleston, Great Yarmouth, NR31 6RG

Offers In Excess Of £105,000



Set over the first and second floor Aldreds are pleased to offer this spacious and well presented two bedroom first floor maisonette fronting to Gorleston High Street. On the first floor there is an entrance hall, lounge, kitchen, and a bedroom. The second floor offers a landing, bedroom and bathroom. Electric central heating and sealed unit double glazing. Communal outside space. Offered with no upward chain.



Entrance Hall

Entrance door, under stair cupboard, stairs rising to landing.

Lounge 14'0" x 11'10" (4.27 x 3.62)

Double glazed window to front aspect, radiator.

Kitchen 7'9" x 6'5" (2.37 x 1.97)

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

Bedroom 2 13'1" x 8'6" (4 x 2.61)

Double glazed window to rear aspect, radiator.

Landing

Velux window

Bedroom 1 17'10" x 9'0" (5.44 x 2.75)

Velux window, double glazed window to front aspect, radiator.

Bathroom 8'3" x 4'8" (2.54 x 1.44)

Part tiled walls, panel bath, hand basin, low level WC, radiator.

Outside

Communal external landing and ground floor bin storey area.

Tenure

Leasehold - Approx 109 years left on the lease. The vendor informs us there is a £50 per annum ground rent and the buildings insurance is currently £270 per annum

Services

Mains water, electricity, drainage.

Council Tax

Band A

EPC

D rating - 63

Location

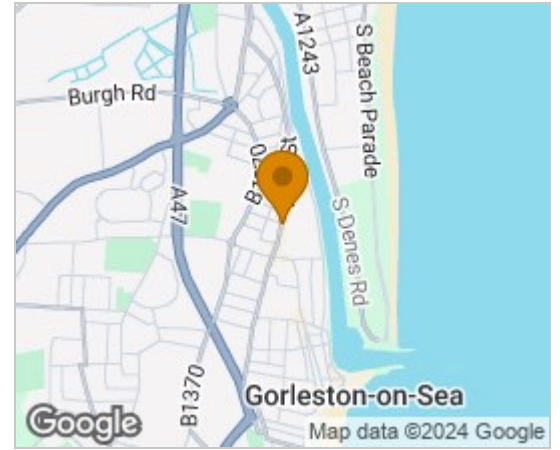
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

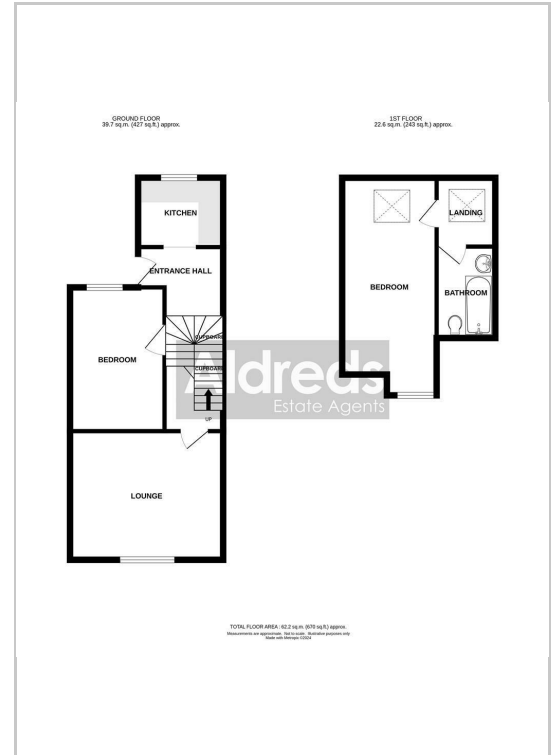
From our Gorleston office head north on foot where the property is on the left.

Ref G18110/08/24

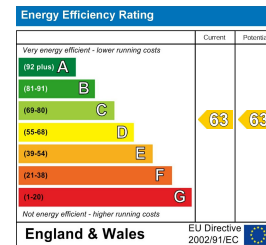
Area Map



Floor Plans



Energy Efficiency Graph



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