

Aldreds
Estate Agents



83 Mill Lane

Bradwell, Great Yarmouth, NR31 8HR

Guide Price £210,000 - £220,000



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Bradwell, Great Yarmouth, NR31

With a conservatory, garage and an approx. west facing garden, Aldreds are pleased to offer this well presented two bedroom semi detached house. The ground floor offers an entrance hall, lounge/dining room and a kitchen. On the first floor there are two bedrooms and a bathroom off landing. Gas central heating and sealed unit double glazing. Driveway to garage. Offered with no chain.

Entrance Hall

Under stair cupboard, stairs rising to landing, door to front, radiator.

Lounge/Diner

21'10" x 12'8" max 9'10" min (6.67 x 3.87 max 3 min)

Double glazed window to front aspect, two radiators, double glazed French doors to conservatory.

Conservatory

15'8" x 6'11" (4.78 x 2.11)

Sealed unit double glazing, double glazed French doors to rear.

Kitchen

9'6" x 8'10" (2.92 x 2.7)

Base & wall units with worktops, double glazed window in to conservatory, double glazed window to side aspect, sink with drainer, electric cooker point, wall mounted gas boiler, part tiled walls, tiled floor.

Landing

Double glazed window to side aspect.

Bedroom 1

13'10" plus wardrobe space x 9'6" (4.23 plus wardrobe space x 2.91)

Fitted wardrobes, two double glazed windows to front aspect, radiator.

Bedroom 2

8'10" x 8'6" (2.71 x 2.6)

Built in wardrobes, airing cupboard, double glazed window to rear aspect, radiator.





Bathroom

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

Outside

To the front there is a crushed slate bed. Brick weave driveway to garage. To the rear there is a paved garden with bushes and shrubs, greenhouse.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

D Rating - 67

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

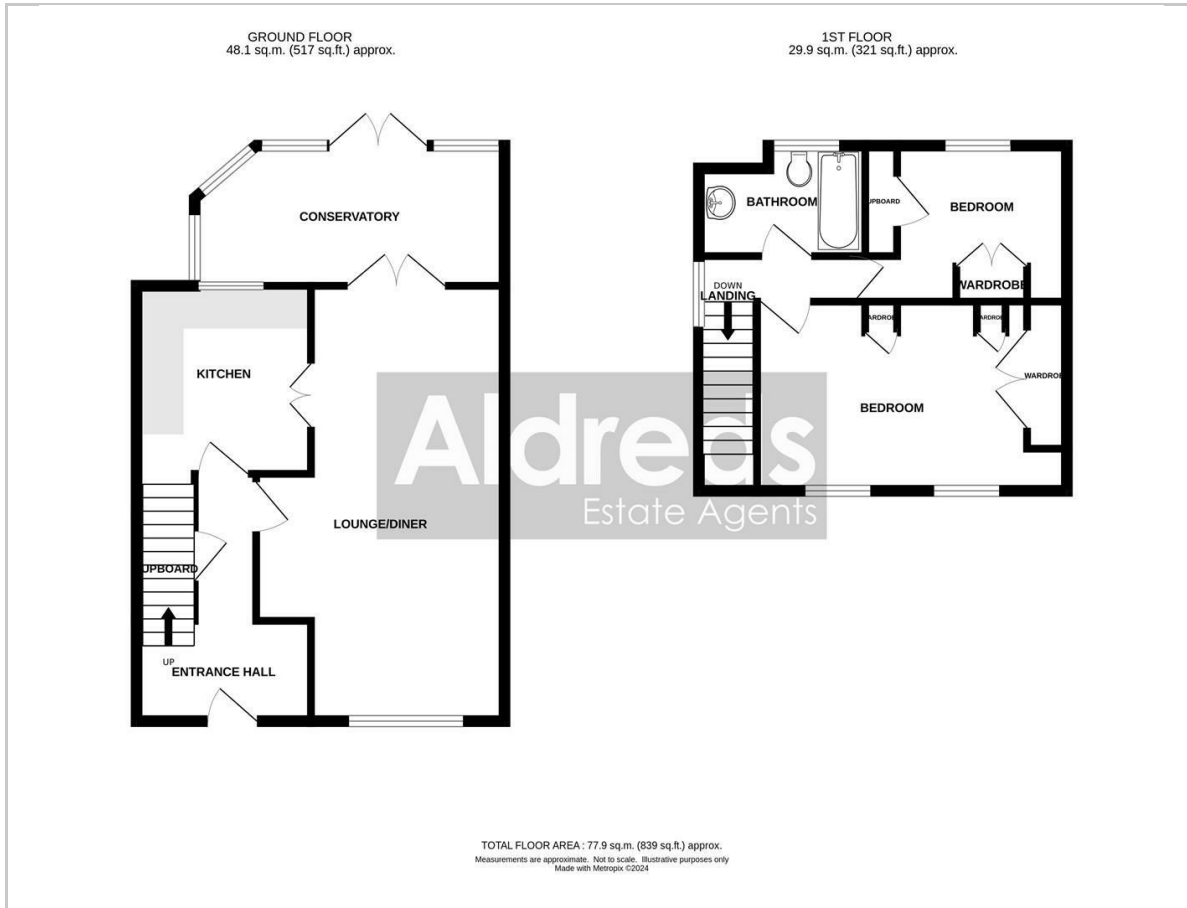
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, at the traffic lights take the sharper turn into Mill Lane, follow the road round and turn right to continue along Mill Lane where the property can be found on the left hand side.

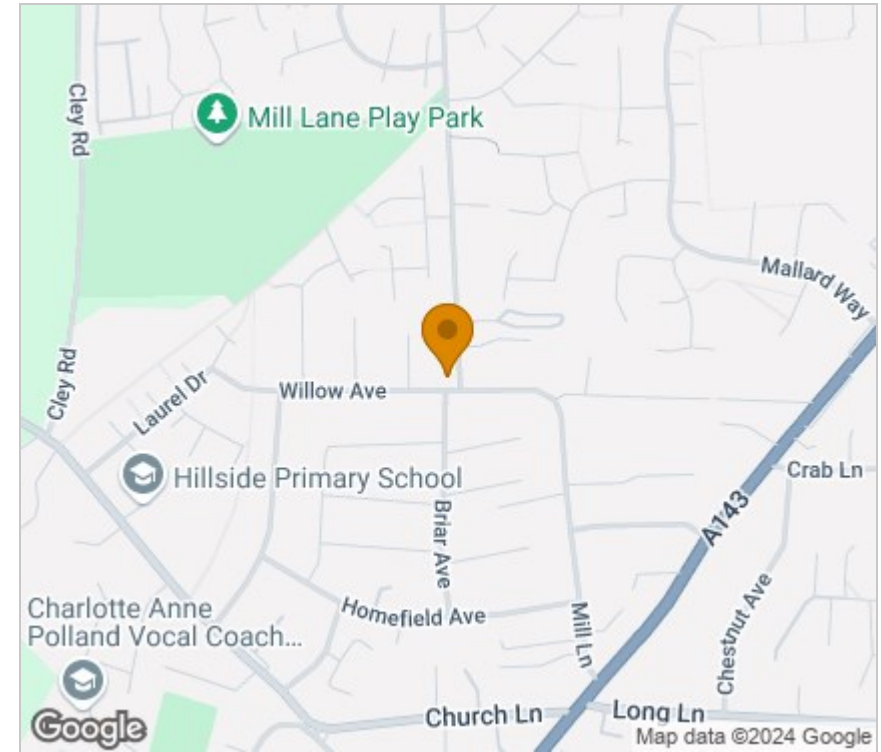
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Floor Plan



Area Map



Viewing

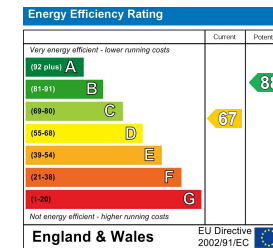
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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