

**Aldreds**  
Estate Agents



38a Stradbroke Road

Gorleston, Great Yarmouth, NR31 7AQ

Offers Over £215,000



## 38a Stradbroke Road

Gorleston, Great Yarmouth, NR31 7AQ

A modern detached two bedroom bungalow with driveway and approx. south facing rear garden sitting on the popular Stradbroke Road. Internally the property has an entrance hall, lounge, kitchen, two bedrooms and a shower room. Gas central heating & sealed unit double glazing. No chain.

### Entrance Hall

Entrance door to side, radiator.

### Lounge

16'2" x 12'0" (4.95 x 3.68)

Double glazed French doors to rear garden, double glazed window to rear aspect, radiator.

### Kitchen

12'0" x 7'8" (3.66 x 2.36)

Base and wall mounted storage units with roll top work surfaces over, double glazed window to side aspect, stainless steel sink and drainer, tiled floor, part tiled walls, gas hob, electric oven, plumbing for washing machine.

### Bedroom 1

12'0" x 10'7" (3.66 x 3.25)

Double glazed window to front aspect, radiator.

### Bedroom 2

8'0" x 6'9" (2.44 x 2.06)

Double glazed window to front aspect, radiator.

### Shower Room

11'9" x 5'10" (3.6 x 1.8)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

### Outside

To the front there is a paved driveway. To the rear there is an approx. south facing garden that is mainly laid to lawn with a paved patio.





### Tenure

Freehold.

### Services

Mains water, electricity, gas, draiange.

### Council Tax

Band B

### EPC

C rating - 75

### 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.

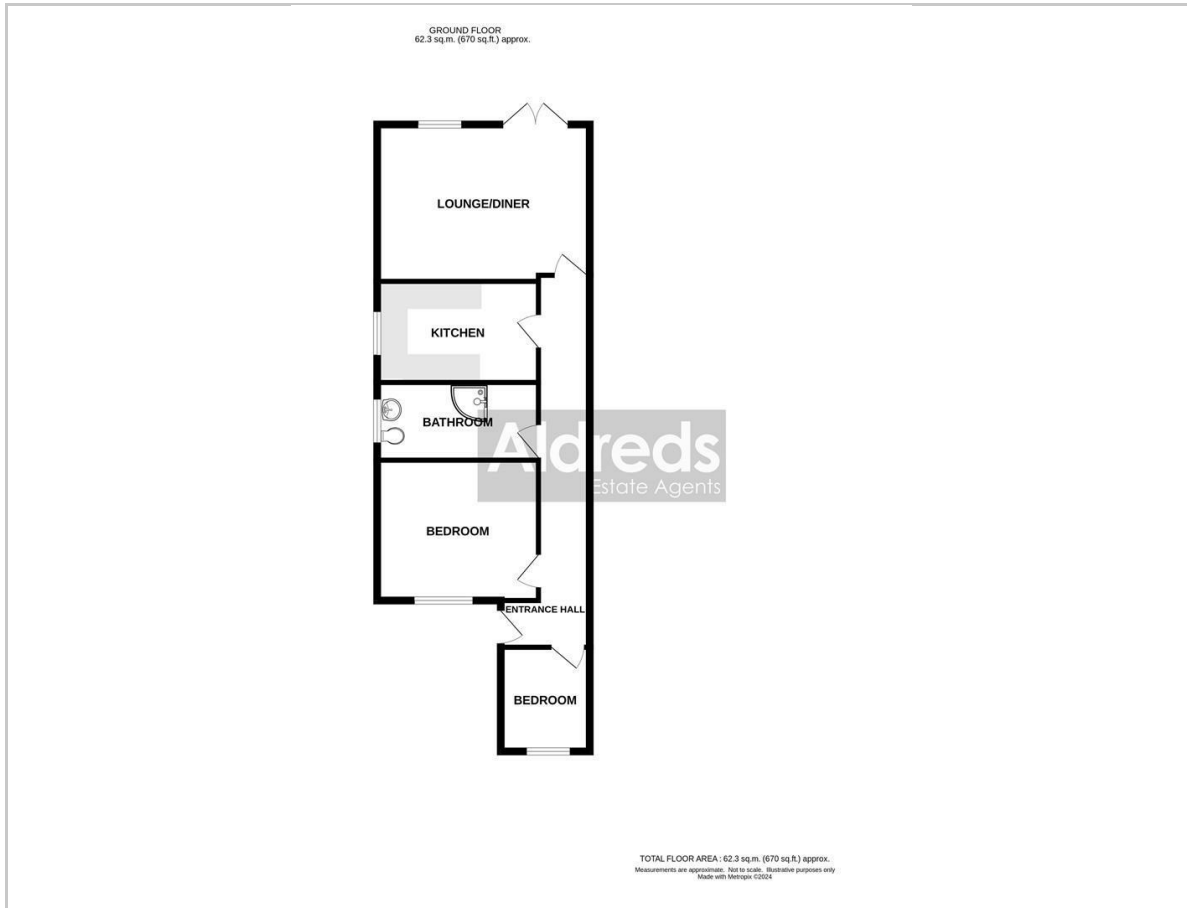
### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, turn right into Stradbroke Road where the property can be found on the left hand side.

Ref G18122/08/24



## Floor Plan



## Viewing

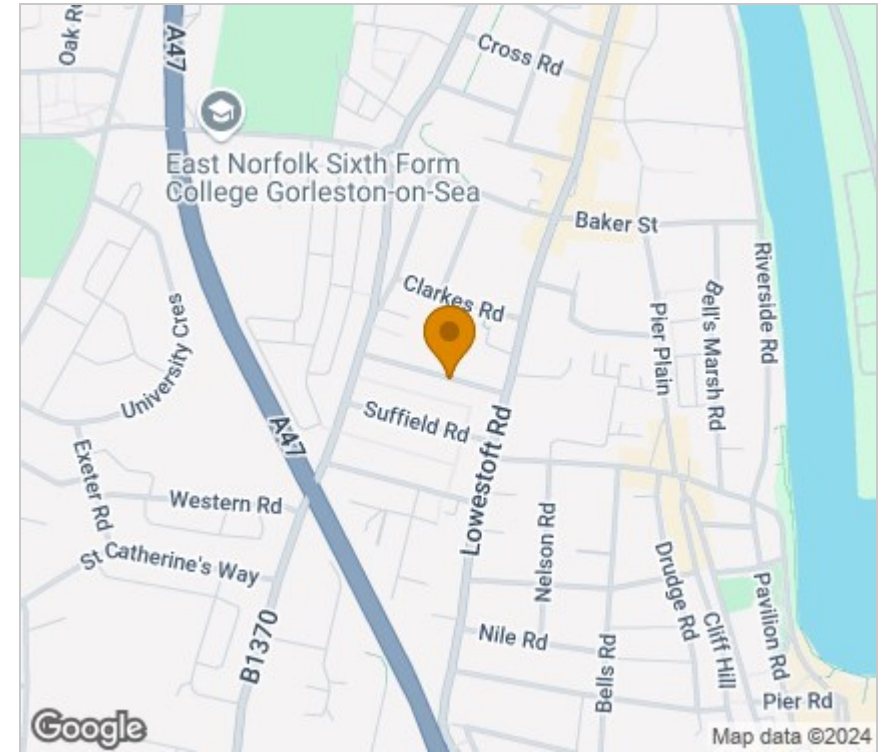
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

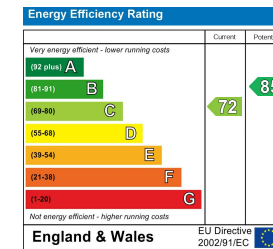
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## Area Map



## Energy Efficiency Graph



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