

**Aldreds**  
Estate Agents



3 Myrtle Court

Gorleston, Great Yarmouth, NR31 8EQ

£215,000



### 3 Myrtle Court

Gorleston, Great Yarmouth, NR31 8EQ

A well presented, spacious two bedroom semi detached bungalow situated in this convenient location. The property offers an entrance hall, lounge, kitchen/diner, inner hallway, two bedrooms and a bathroom. Gas central heating & sealed unit double glazing. Gardens to front, side & rear. No chain.

#### Entrance Hall

Airing cupboard, door to side, radiator.

#### Kitchen/Diner

16'4" x 9'10" (5 x 3)

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

#### Lounge

15'11" x 11'10" (4.87 x 3.63)

Double glazed window to front aspect, radiator.

#### Inner Hallway

Wall mounted gas boiler in storage cupboard.

#### Bedroom 1

11'11" x 11'11" (3.65 x 3.64)

Double glazed window to front aspect, radiator.

#### Bedroom 2

9'10" x 8'5" (3.01 x 2.57)

Double glazed window to rear aspect, radiator.

#### Bathroom

6'10" x 6'1" (2.1 x 1.87)

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





### Outside

To the front there is a lawned garden with shrubs. To there rear and side there are lawned, paved & shingle garden areas with a timber shed.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

D Rating - 62

### Location

Gorleston 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.

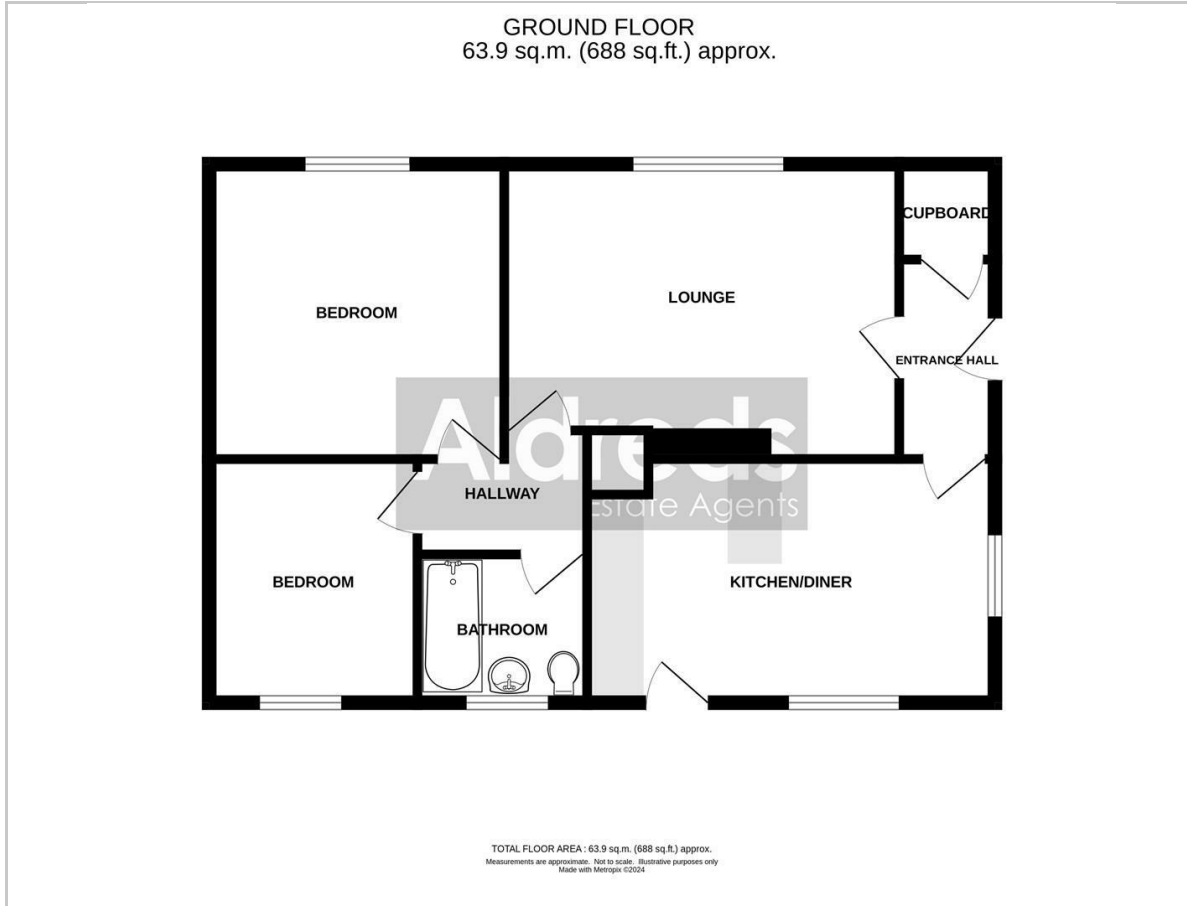
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way, turn left into Almond Road, turn right into Oak Road, turn right into Cherry Road, turn right into Plane Road, Myrtle Court is on your left.

Ref G18125/08/24



## Floor Plan



## Viewing

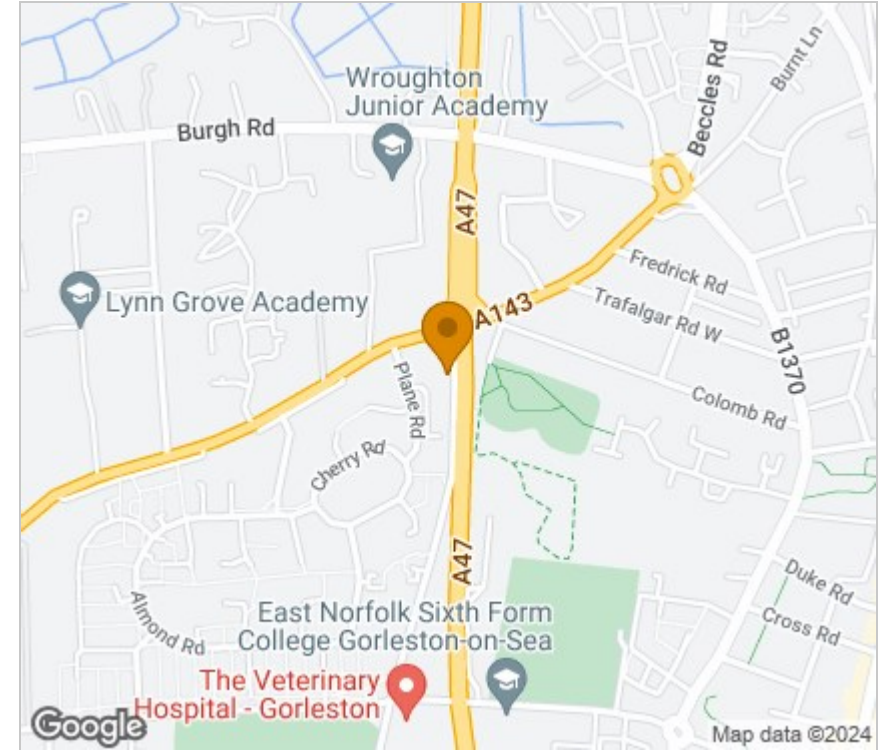
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

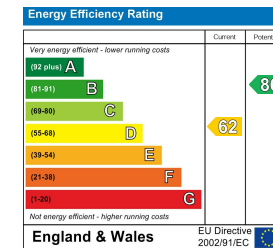
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## Area Map



## Energy Efficiency Graph



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