

Aldreds
Estate Agents



33 Hewett Close

Gorleston On Sea, Great Yarmouth, NR31 6EW

Guide Price £190,000 - £200,000



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NO CHAIN!!!! **GUIDE PRICE £190,000 - £200,000** Extremely well presented and extended, Aldreds are delighted to offer this spacious three bedroom mid terrace house close to the James Paget Hospital and Cliff Park schools. The property offers accommodation including entrance hall, ground floor cloakroom, lounge, kitchen/dining room and study on the ground floor. On the first floor there is a landing, three bedrooms and bathroom all leading separately off. The property benefits from gas central heating (boiler installed June 2022) and sealed unit double glazing. Outside there are front and rear gardens plus communal parking. Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, tiled floor, door to front, radiator.

Cloakroom

Hand wash basin, low level WC, opaque double glazed window to front aspect.

Lounge

14'4" x 11'5" (4.37 x 3.48)

Double glazed window to front aspect, radiator.

Kitchen/Diner

17'7" x 11'8" (5.36 x 3.58)

Base and wall mounted storage units with roll top work surfaces over, gas cooker point, tiled floor, part tiled walls, sink and drainer, storage cupboard, plumbing for washing machine, double glazed window to rear aspect, radiator.

Rear Hallway

Door to side.

Study

7'6" x 6'9" (2.31 x 2.06)

Tiled floor, double glazed French doors to rear garden, radiator.

Landing

Loft access, radiator.

Bedroom 1

14'4" x 9'6" (4.37 x 2.9)

Double glazed window to front aspect.





Bedroom 2

11'10" x 8'9" (3.63 x 2.67)

Double glazed window to rear aspect.

Bedroom 3

9'3" x 7'10" (2.82 x 2.39)

Double glazed window to front aspect.

Bathroom

Panel bath, hand basin, low level WC

Outside

Gardens to front & rear. Communal parking to front.

Tenure

Freehold - The vendor informs us there is a monthly site charge to maintain communal areas on estate of around £26. Reviewed annually.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

TBC

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, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the traffic lights turn right into Lowestoft Road, at the next set of traffic lights turn left into Bridge Road, turn left into Lemn Road, turn right into Hewett Close where the property can be found on the left hand side.

Ref 18139/09/24



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

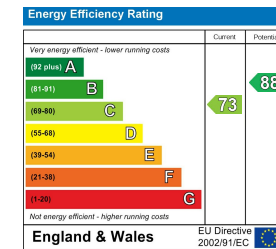
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Area Map



Energy Efficiency Graph



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