

**Aldreds**  
Estate Agents



1 Nile Road

Gorleston, Great Yarmouth, NR31 6AS

£220,000



## 1 Nile Road

Gorleston, Great Yarmouth, NR31 6AS

Aldreds are pleased to offer this well presented, double fronted and spacious three bedroom end terrace house sitting in this convenient location. On the ground floor there is an entrance porch, two reception rooms and a kitchen. On the first floor there are three bedrooms and a bathroom leading separately off the landing. The property has a garden and also offers potential off-road parking subject to any necessary consents. Gas central heating and sealed unit double glazing. Carpets as fitted are included in the asking price.

### Entrance Porch

Door to front.

### Kitchen

13'11" x 11'5" (4.25 x 3.5)

Base and wall mounted storage units with worktops, gas hob, electric oven, stainless steel sink with drainer, part tiled walls, tiled floor, wall mounted gas boiler, radiator.

### Dining Room

12'0" x 8'11" (3.66 x 2.73)

Double glazed window to front aspect, radiator.

### Lounge

26'2" x 14'4" (7.98 x 4.37)

Stairs rising to landing, understairs cupboard, three double glazed windows to front aspect, radiator.

### Landing

Storage cupboard, loft access.

### Bedroom 1

13'5" x 8'9" (4.1 x 2.67)

Two double glazed windows to front aspect, radiator, built in wardrobes.

### Bedroom 2

11'5" x 10'8" (3.48 x 3.27)

Double glazed window to front aspect, radiator, built in wardrobes.





### Bedroom 3

11'1" x 7'7" (3.4 x 2.33)

Built in wardrobe, double glazed window to front aspect.

### Bathroom

10'3" x 9'10" (3.14 x 3)

Roll top bath, shower, pedestal hand wash basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

### Garden

To the front of the property there is a forecourt. To the side of the property there is a garden which offers potential for off-road parking subject to any necessary planning consents. Two timber sheds and patio/seating area.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### 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.

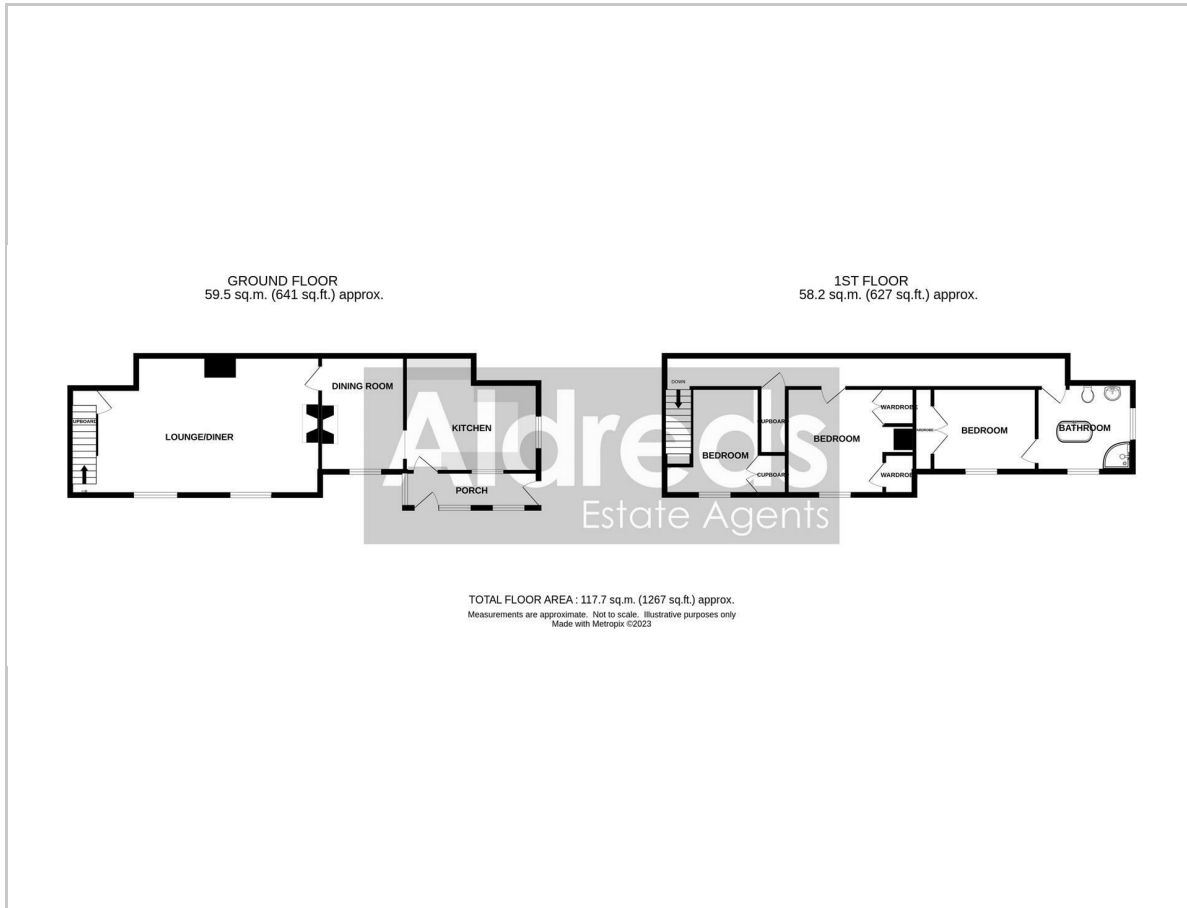
### Directions

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

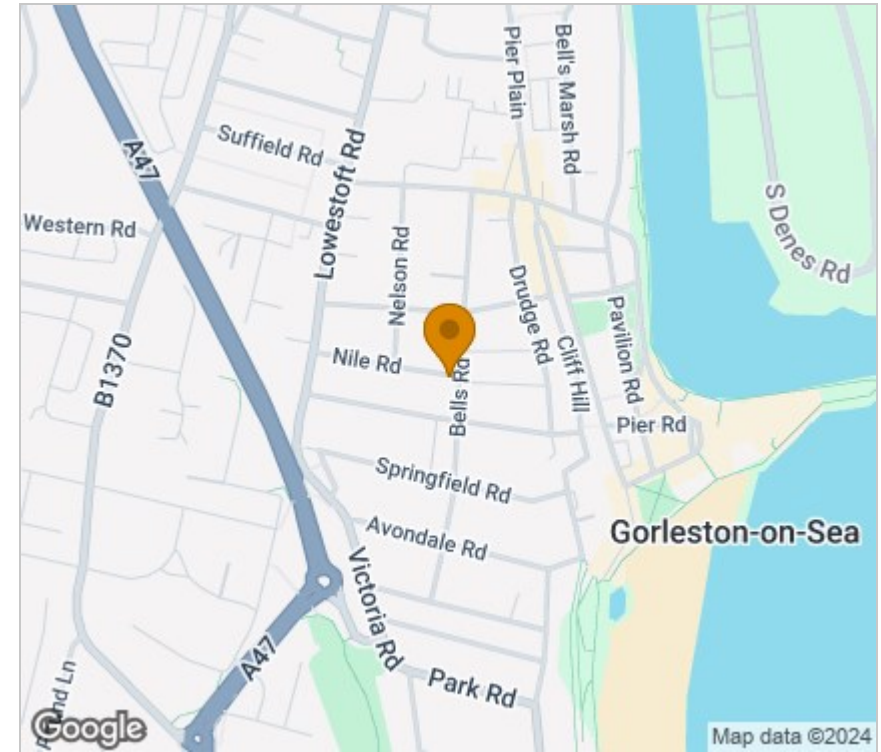
Ref G18136/09/24



## Floor Plan



## Area Map



## Viewing

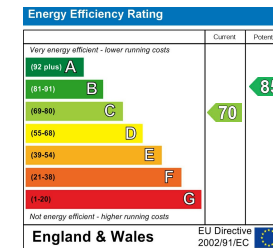
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA