

Aldreds
Estate Agents



45 Edinburgh Avenue

Gorleston, Great Yarmouth, NR31 7HE

£215,000



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A very spacious and well presented, modern two bedroom semi detached house in this handy position for the James Paget Hospital. On the ground floor there is an entrance hall, lounge/diner, kitchen and a side lobby. The first floor offers two bedrooms and a bathroom. Gas central heating and double glazing. Gardens to front & rear. Driveway. Two storey timber outhouse.

Entrance Hall

Stairs rising to landing, door to front, laminate flooring, radiator.

Lounge/Diner

13'0" x 12'10" (3.98 x 3.92)

Double glazed window to front aspect, radiator, laminate flooring.

Kitchen

12'9" x 7'11" (3.9 x 2.42)

Base & wall units with worktops, double glazed window to rear aspect, sink with drainer, plumbing for washing machine, gas cooker point, part tiled walls, walk in pantry.

Side Lobby

Door to side, under stair cupboard.

Landing

Loft access leading to part boarded loft, double glazed window to side aspect.

Bedroom 1

12'11" plus wardrobe space x 9'10" (3.96 plus wardrobe space x 3.02)

Built in wardrobes, double glazed window to front aspect, radiator.

Bedroom 2

11'5" x 9'8" (3.5 x 2.96)

Double glazed window to rear aspect, radiator.

Bathroom

Recently installed panel bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail, airing cupboard.





Outside

To the front of the property there is a driveway. Lawned garden with bushes & shrubs. To the rear there is a lawned garden with bushes & shrubs, patio, outside tap, outside power point. two storey timber outbuilding and decking

Tenure

Leasehold. Remainder of a 999 year lease from 1961 - Ground rent £14 per annum.

Services

Mains water, electricity, gas, drainage.

EPC

D rating - 58

Council Tax

Band B

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.

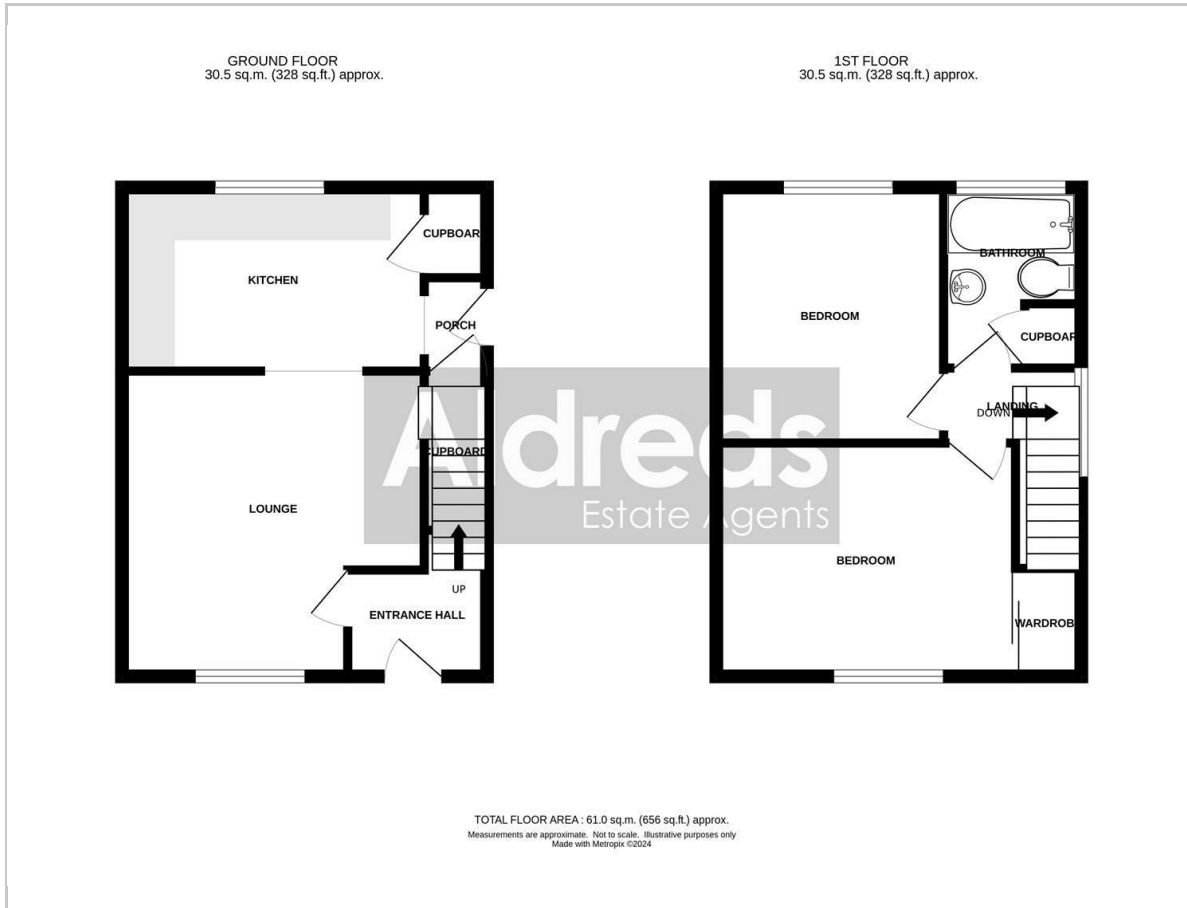
Directions

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 next roundabout turn right into Lowestoft Road, at the traffic lights turn right into Brasenose Avenue, as the road bends to the right turn left into Edinburgh Avenue where the property can be found on the right hand side.

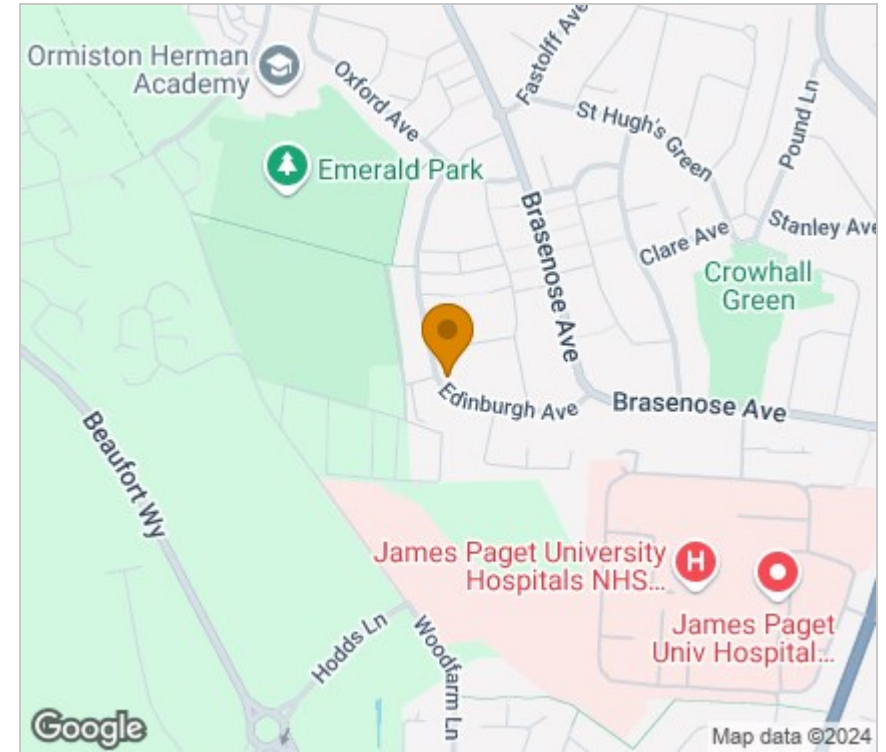
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Floor Plan



Area Map



Viewing

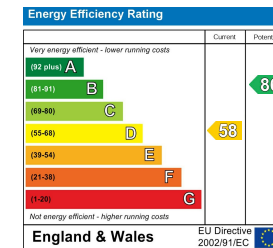
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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