



Aldreds
Estate Agents

55 Burgh Road

Gorleston, Great Yarmouth, NR31 8BE

£230,000



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A spacious and extended three bedroom semi detached house sitting in this popular location. The ground floor offers an entrance hall, large lounge/diner and a good sized kitchen. The first floor offers three bedroom, bathroom and a WC. Gas central heating & double glazing. Gardens to front & rear. Driveway to garage. No chain.

Entrance Hall

Door to front, under stair cupboard, stairs rising to landing, radiator.

Lounge/Diner

23'2" x 11'10" max 9'10" min (7.08 x 3.62 max 3.02 min)

Brick fireplace, double glazed window to front aspect, two double glazed windows to side aspect, two radiators, double glazed patio doors to rear garden.

Kitchen

21'3" x 7'10" (6.5 x 2.39)

Base & wall units, gas hob, electric oven, part tiled walls, sink with drainer, plumbing for washing machine.

Landing

Cupboard, radiator.

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front aspect, radiator.

Bedroom 2

10'11" x 9'11" (3.34 x 3.04)

Double glazed window to rear aspect, radiator.

Bedroom 3

6'6" x 5'10" (2 x 1.8)

Double glazed window to front aspect.





Bathroom

Panel bath, hand basin, opaque double glazed window to rear aspect

WC

Low level WC, hand basin, opaque double glazed window to rear aspect.

Outside

To the front there is a driveway leading to garage with an up & over door. Lawned garden with bushes & shrubs. To the rear there is a lawned garden with bushes & shrubs, greenhouse, patio.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.



Council Tax

Band C

EPC

D Rating - 55

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 fantastic sandy beach.



Directions

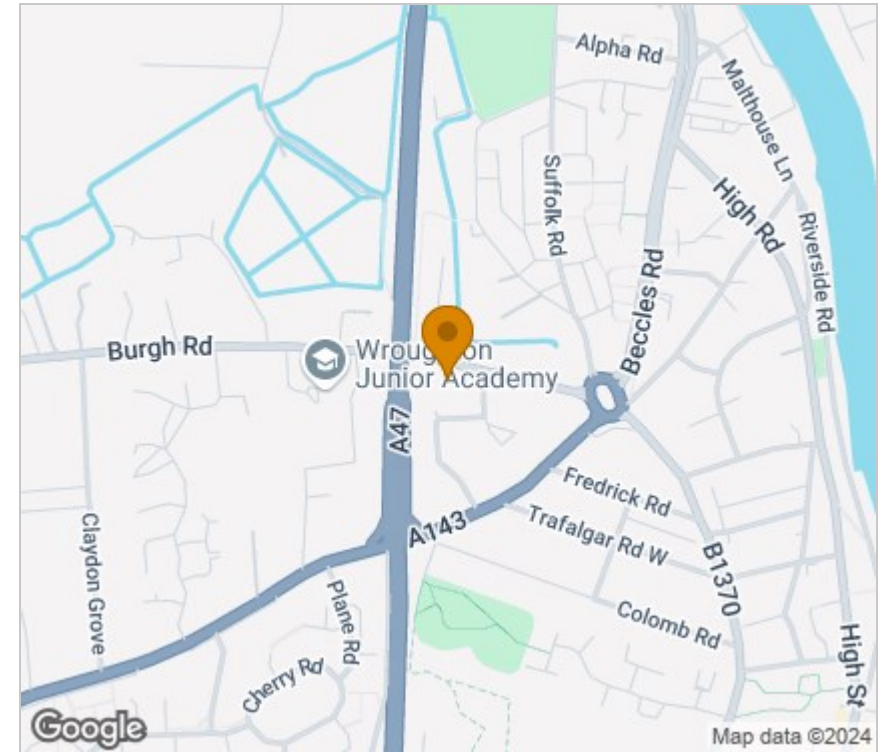
From the Gorleston office, head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout turn right into Burgh Road where the property can be found on the left hand side.

Ref G18140/09/24

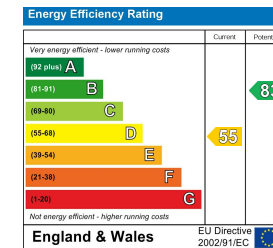
Floor Plan



Area Map



Energy Efficiency Graph



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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