



63 Links Road

Gorleston, Great Yarmouth, NR31 6JX

£375,000



63 Links Road

Gorleston, Great Yarmouth, NR31 6JX

Sitting on this highly desirable road on a very generous plot Aldreds are pleased to offer this very spacious and extended two bedroom detached bungalow. The property offers an entrance hall, large lounge/diner, sun room/sitting room, kitchen, two bedrooms and a shower room. Gas central heating and double glazing. Large garage measuring over 10 metres. Large driveway to front for numerous vehicles. Good sized, low maintenance rear garden.

Entrance Hall

Door to side, loft access.

Lounge/Diner

24'8" x 13'10" ax 11'10" min (7.52 x 4.22max 3.63 min)

Bow double glazed window front aspect, double glazed window to side aspect, two radiators.

Kitchen

14'6" x 9'3" (4.42 x 2.83)

Base & wall units with worktops, double glazed window to side aspect, sink with drainer, plumbing for washing machine, gas hob, electric oven, tiled floor, part tiled walls, radiator.

Side Porch

Door to front, door to rear.

Bedroom 1

13'4" x 10'10" (4.08 x 3.31)

Double glazed window to rear aspect, radiator.

Bedroom 2

10'11" x 10'10" (3.35 x 3.31)

Fitted wardrobes, radiator, double glazed patio door to

Sun Room/Sitting Room

Double glazed windows, double glazed French doors to rear garden.





Shower Room

7'7" x 6'9" (2.32 x 2.07)

Shower, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect.

Outside

To the front there is a very large driveway leading to garage (10.7m x 2.64m) with electric up & over door, power & light. To the rear there is a good sized low maintenance garden which is paved & brickweaved with bushes & shrubs.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

C Rating - 69

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.

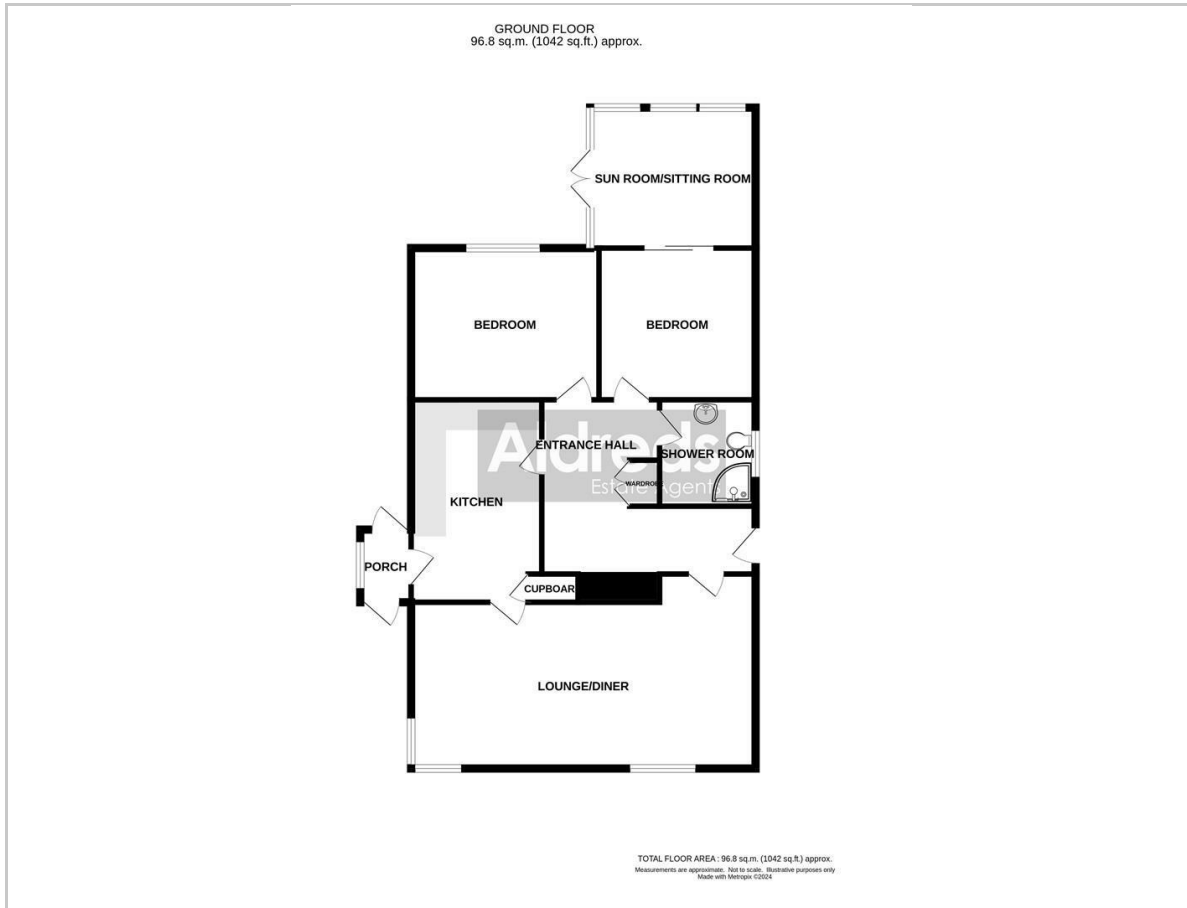
Directions

Leave Gorleston heading south on the A12, at the Links Road roundabout turn left in to Links Road where the property is on the left on the bend.

Ref G18138/09/24



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

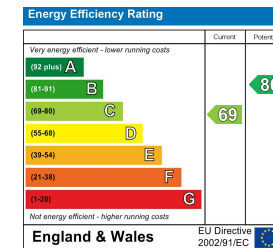
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

Area Map



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