

Aldreds
Estate Agents



59 Baliol Road

Gorleston, Great Yarmouth, NR31 7AT

£140,000



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With three bedrooms and bathroom leading off landing Aldreds offer this ex local authority terrace house. On the ground floor there is an entrance hall, lounge and a kitchen. Gas central heating and double glazing. Gardens to front and rear. No chain.

Entrance Hall

Stairs to landing, door to front.

Lounge

14'6" x 12'5" (4.43 x 3.81)

Double glazed window to front aspect, radiator.

Kitchen

17'6" x 8'1" (5.34 x 2.47)

Base & wall units with worktops, door to rear, two double glazed window to rear aspect, sink with drainer, gas hob, electric oven, plumbing for washing machine, plumbing for dishwasher.

Landing

Bedroom 1

10'11" x 9'6" (3.33 x 2.9)

Double glazed window to front aspect, radiator.

Bedroom 2

11'2" x 8'6" (3.42 x 2.61)

Built in wardrobe, double glazed window to rear aspect, radiator.

Bedroom 3

8'8" x 8'1" (2.65 x 2.48)

Double glazed window to rear aspect, radiator.

Bathroom

Panel bath, hand basin, low level WC, opaque double glazed window to front aspect, radiator.





Outside

To the front there is a shingle forecourt. To the rear there is garden.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

E rating - 52

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.

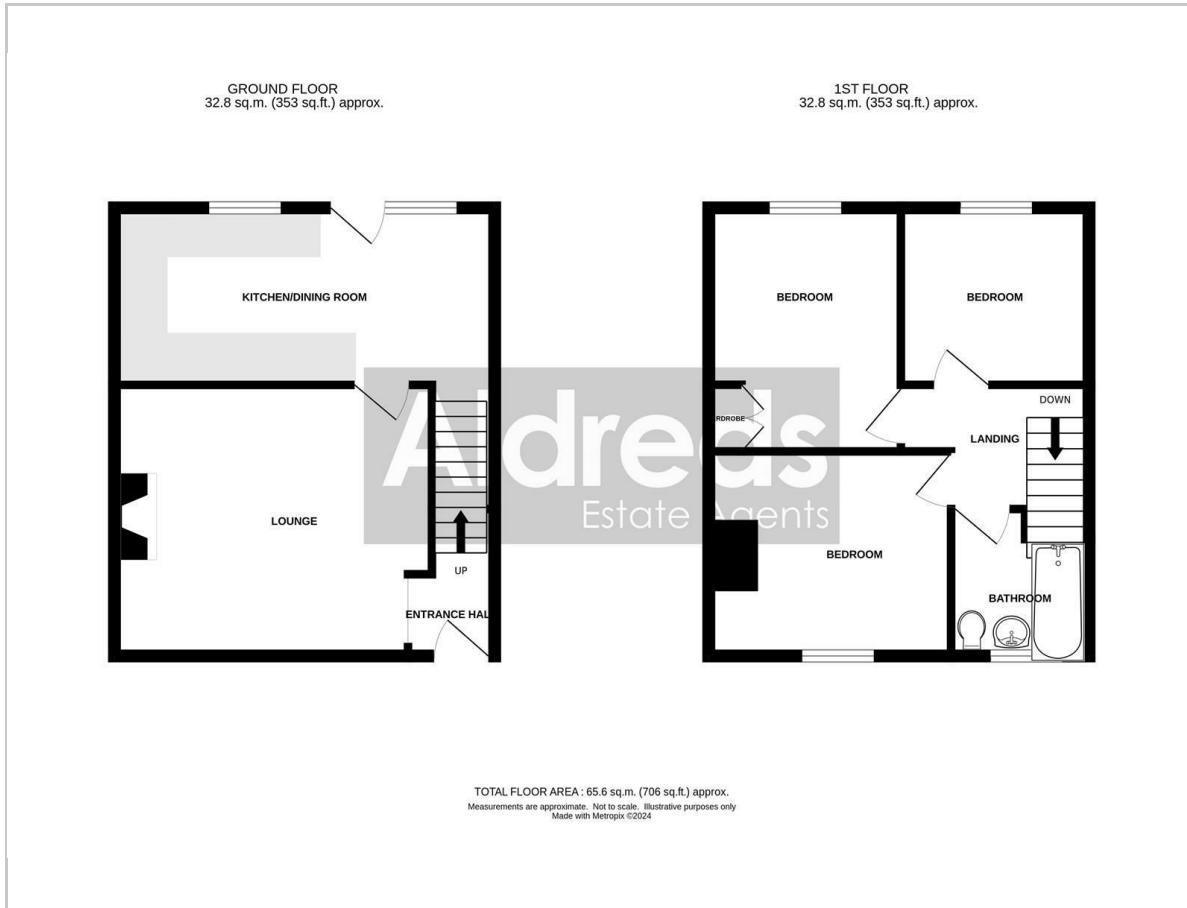
Directions

Head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout turning left in to Baliol Road.

Ref G18152/10/23



Floor Plan



Viewing

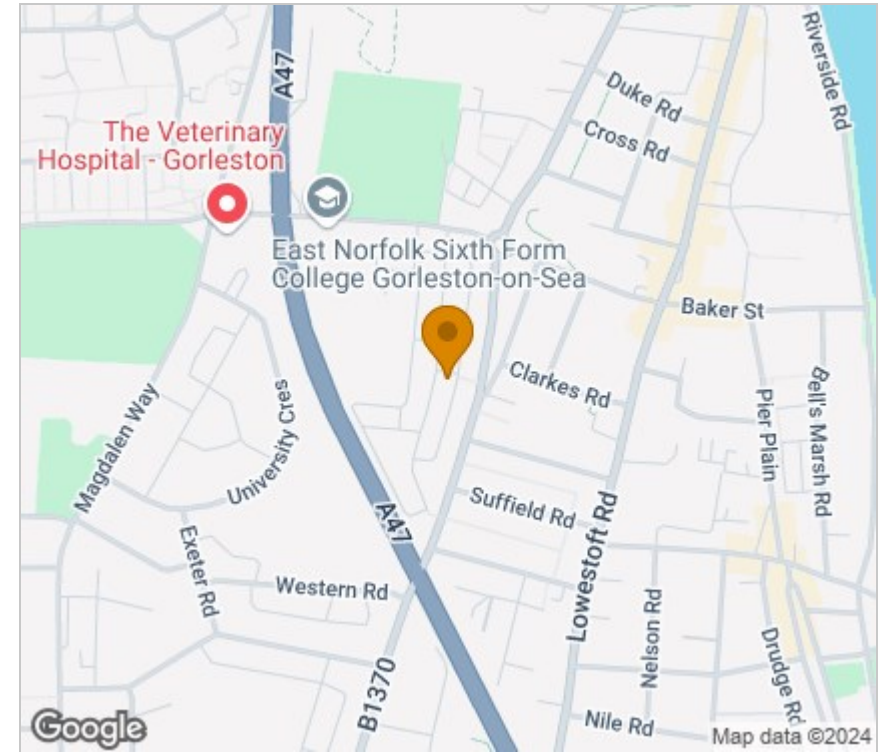
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

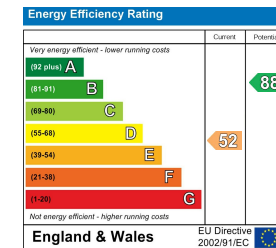
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Area Map



Energy Efficiency Graph



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