



Aldreds
Estate Agents

39 Kingfisher Close

Bradwell, Great Yarmouth, NR31 8PG

Offers In Excess Of £175,000



3



1



1



C

39 Kingfisher Close

Bradwell, Great Yarmouth, NR31 8PG

A well presented three bedroom end terrace house sitting in Bradwell. On the ground floor there is an entrance hall, lounge and a kitchen/diner. On the first floor there are three bedrooms and a shower room off landing. Gas central heating and double glazing. Communal parking. Front & rear gardens.

Entrance Hall

Under stair cupboard, radiator, door to front, stairs rising to landing.

Lounge

13'8" x 11'4" (4.17 x 3.46)

Double glazed window to front aspect, radiator.

Kitchen/Diner

17'7" x 9'4" (5.37 x 2.87)

Base & wall units with worktops, sink with drainer, electric cooker point, door to rear, double glazed window rear aspect, radiator.

Landing

Wall mounted gas boiler in storage cupboard, storage cupboard, loft access.

Bedroom 1

11'5" plus wardrobe space x 9'3" (3.5 plus wardrobe space x 2.82)

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

Bedroom 2

10'11" x 6'6" (3.33 x 2)

Double glazed window to front aspect, radiator.

Bedroom 3

9'6" x 6'3" plus recess (2.9 x 1.93 plus recess)

Double glazed window to front aspect, radiator.

Shower Room

8'0" x 5'6" (2.45 x 1.7)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.





Outside

To the front there is an astro turf garden. To the rear there is a brick weave garden, brick shed. Communal parking.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

C rating - 70

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

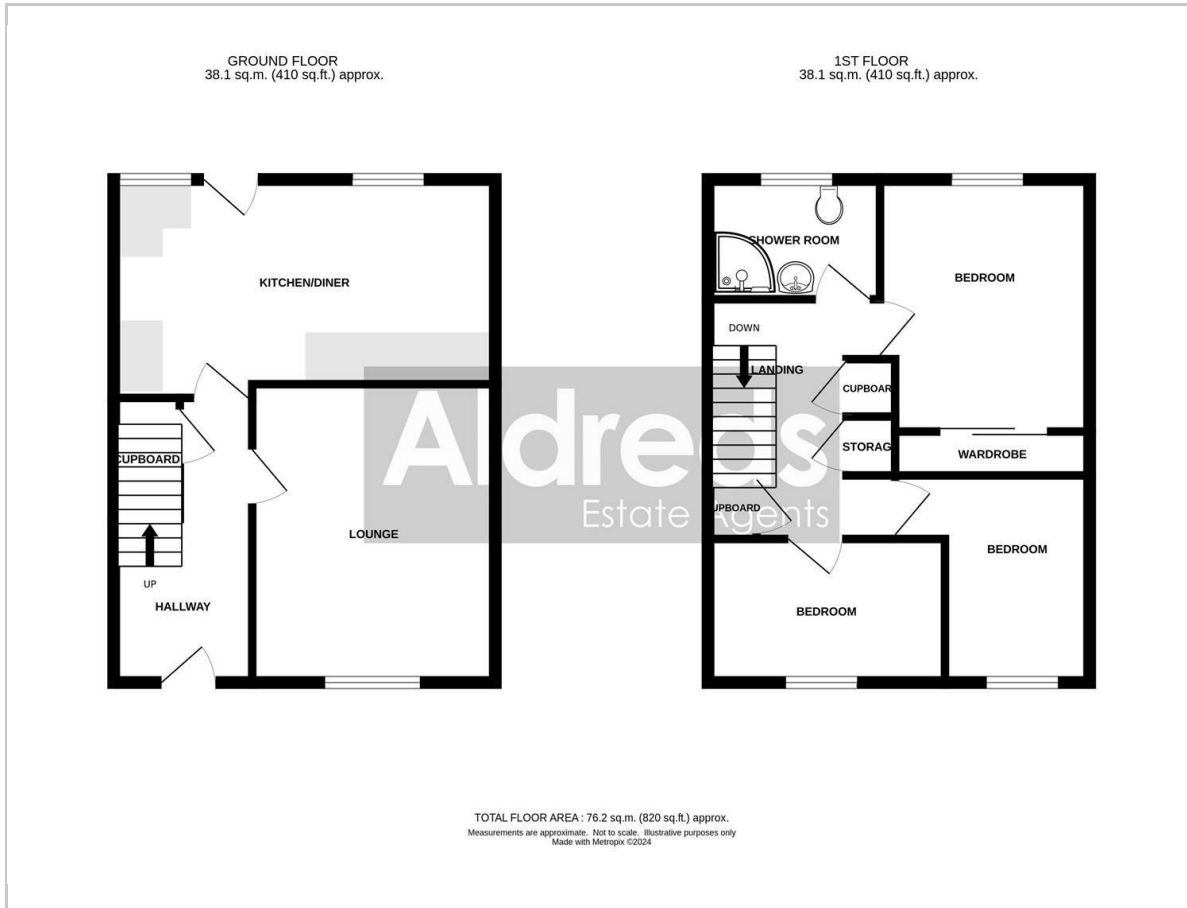
Directions

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 take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left, follow the road round to the left into Mill Lane, turn left into Kingfisher Close where the property can be found down a walkway on the left hand side.

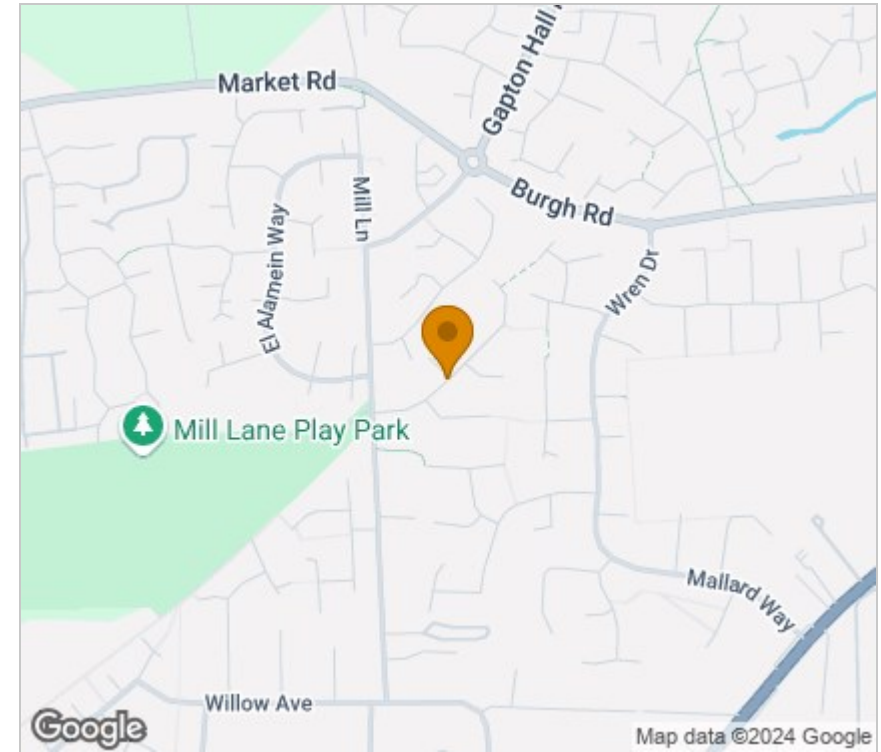
Ref G18154/10/24



Floor Plan



Area Map



Viewing

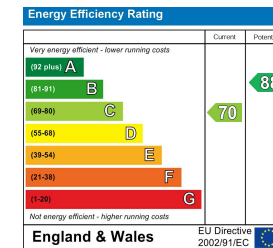
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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