

Aldreds
Estate Agents



72 Church Road
Gorleston, Great Yarmouth, NR31 6LR
Offers In Excess Of £140,000



72 Church Road

Gorleston, Great Yarmouth, NR31 6LR

A spacious three bedroom semi detached house with good sized garden sitting in Gorleston. On the ground floor there is a lounge/diner, kitchen, lobby and bathroom. Three first floor bedrooms. gas central heating & part sealed unit double glazing. No chain.

Lounge/Diner

23'5" x 11'0" (7.15 x 3.37)

Stairs to landing, double glazed window to front aspect, door to side, two radiators.

Kitchen

10'10" x 9'1" (3.31 x 2.77)

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

Lobby

Door to side, radiator, door to

Bathroom

8'6" x 6'6" (2.6 x 2)

Panel bath, hand basin, low level WC, opaque window to rear aspect, radiator.

Landing

Bedroom 1

11'1" x 9'11" (3.4 x 3.04)

Double glazed window to front aspect, radiator.

Bedroom 2

10'0" x 7'10" (3.07 x 2.41)

Double glazed window to rear aspect, radiator, door to





Bedroom 3

10'0" x 7'4" (3.07 x 2.24)

Double glazed window to rear aspect, radiator.

Outside

Front forecourt. To the rear there is a lawned garden with patio.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

D rating - 60

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

On foot head up Cross Road, at the end turn left in to Church Road.

Ref G18156/10/24



Floor Plan



Viewing

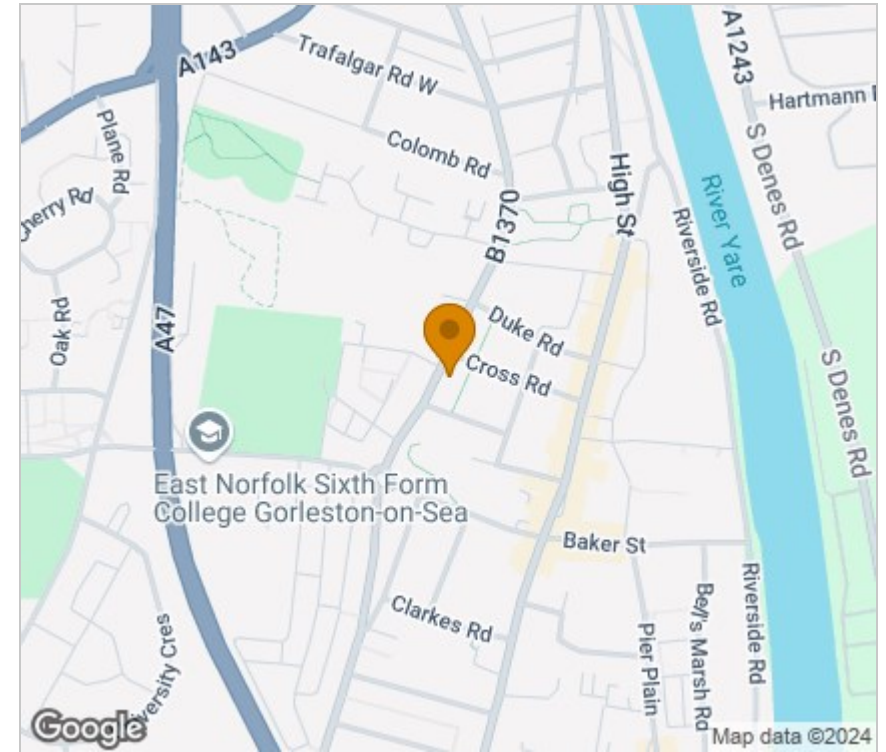
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

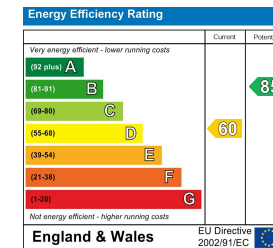
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Area Map



Energy Efficiency Graph



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