



Aldreds
Estate Agents

72a Lowestoft Road

Gorleston, Great Yarmouth, NR31 6NA

Offers In Excess Of £220,000



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72a Lowestoft Road

Gorleston, Great Yarmouth, NR31 6NA

With a good sized approx. west facing garden, Aldreds are pleased to offer this well presented, bay fronted, hall entrance, three bedroom end terrace house. The property has all three bedrooms and bathroom leading off landing. On the ground floor there is an entrance porch, entrance hall, two reception rooms, good sized kitchen and a conservatory. Gas central heating and double glazing.

Entrance Porch

Door to front.

Entrance Hall

Stairs rising to landing, radiator.

Dining Room

12'0" x 11'10" (3.68 x 3.63)

Bay double glazed window to front aspect, radiator.

Lounge

12'10" x 12'11" (3.92 x 3.94)

Under stair cupboard, window looking in to conservatory, radiator.

Kitchen

16'8" x 6'10" (5.1 x 2.1)

Base & wall units with worktops, double glazed window to rear aspect, breakfast bar, gas cooker point, sink with drainer, plumbing for washing machine.

Landing

Two cupboards, radiator.

Bedroom 1

11'10" x 9'11" (3.63 x 3.03)

Bay double glazed window to front aspect, radiator.

Bedroom 2

12'10" x 10'4" (3.92 x 3.17)

Double glazed window to rear aspect, radiator.

Bedroom 3

8'8" x 5'10" (2.66 x 1.8)

Double glazed window to front aspect, radiator.





Bathroom

6'10" x 6'6" (2.1 x 2)

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

Outside

Front forecourt. To the rear there is a good sized lawned garden with bushes & shrubs, patio.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

D rating - 63

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.

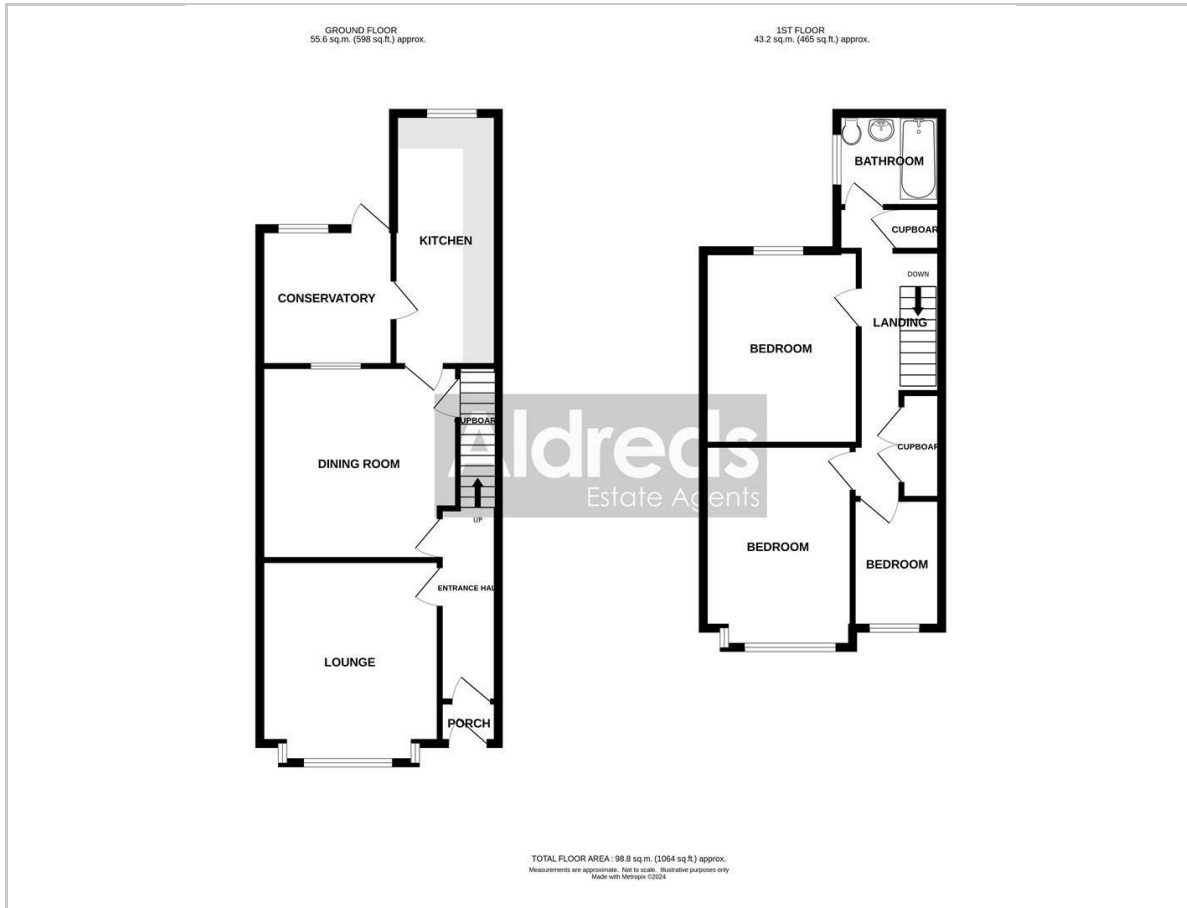
Directions

From the Gorleston office head south along the High Street, continue over the traffic lights where the property is on the right.

Ref G18157/10/24



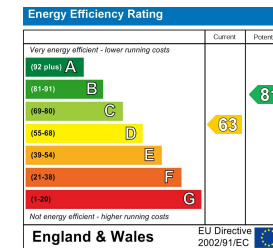
Floor Plan



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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