

Aldreds
Estate Agents



33 Beccles Road

Gorleston, Great Yarmouth, NR31 0PW

Offers In Excess Of £185,000



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With enclosed gardens to front & rear and a garage, Aldreds are delighted to offer this spacious, well presented and extended three bedroom end terrace house. The ground floor offers an entrance hall, large lounge and a fantastic kitchen/diner. On the first floor there are three bedrooms and a shower room off landing. Gas central heating and double glazing.

Entrance Hall

Door to front, stairs to landing, under stair cupboard.

Lounge

20'0" x 11'4" max 8'9" min (6.1 x 3.47 max 2.68 min)

Double glazed window to front aspect, radiator.

Kitchen/Diner

19'9" max 9'2" min x 16'9" max 8'6" min (6.03 max 2.8 min x 5.11 max 2.6 min)

Base & wall units with worktops, door to rear, double glazed window to rear aspect, wall mounted gas boiler, sink with drainer, gas hob, electric oven, plumbing for washing machine, breakfast bar

Landing

Loft access

Bedroom 1

10'8" x 8'10" (3.27 x 2.7)

Double glazed window to front aspect, radiator.

Bedroom 2

9'2" x 8'10" (2.8 x 2.7)

Double glazed window to rear aspect, radiator.

Bedroom 3

8'6" max 5'6" min x 7'8" max 3'11" min (2.6 max 1.7 min x 2.36 max 1.2 min)

Storage cupboard, double glazed window to rear aspect, radiator.





Shower Room

8'2" x 6'2" (2.51 x 1.9)

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

Outside

To the front of the property there is an enclosed garden laid to astro turf with brick weave and paved patio, bushes & shrubs. To the rear of the property there is a brick weave garden. Garage.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

D rating - 68

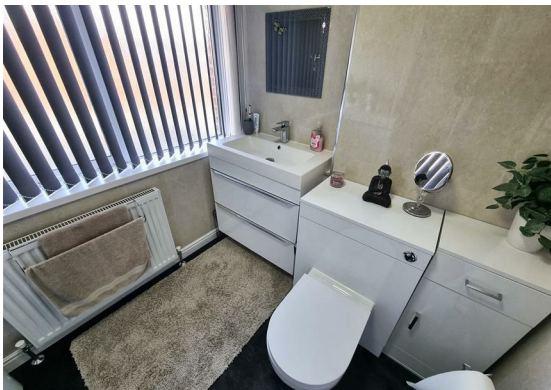
Location

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 north along the High Street, continue into High Road, at the traffic lights into Beccles Road where the property can be found on the left hand side.

Ref G18162/10/24



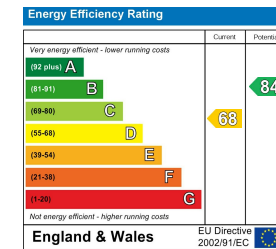
Floor Plan



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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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