

Aldreds
Estate Agents



46 Pier Plain, Gorleston, Great Yarmouth, NR31 6PG

£260,000





£260,000

46 Pier Plain

Gorleston, Great Yarmouth, NR31 6PG

- Modernised And Attractively Presented Interior
- Four Bedrooms Off Landing
- Bespoke Fitted Kitchen
- Convenient Location Close To The Town Centre
- Double Glazed Windows
- Bay Fronted Mid Terraced Family House
- Three Reception Rooms
- Hall Entrance
- Gas Central Heating
- Westerly Facing Garden

Aldreds are pleased to offer this attractively presented, bay fronted mid terraced family house in a convenient location close to the town centre. The property has been modernised to a good standard and offers a flexible living space comprising of an entrance hall serving the lounge, separate dining room, kitchen, garden/sitting room. On the first floor a landing serves four good sized bedrooms, a bathroom and separate wc. Outside there is a forecourt and generous sized low maintenance westerly facing garden. The property also benefits from double glazed windows and gas central heating. View early to avoid disappointment.



Entrance Hall

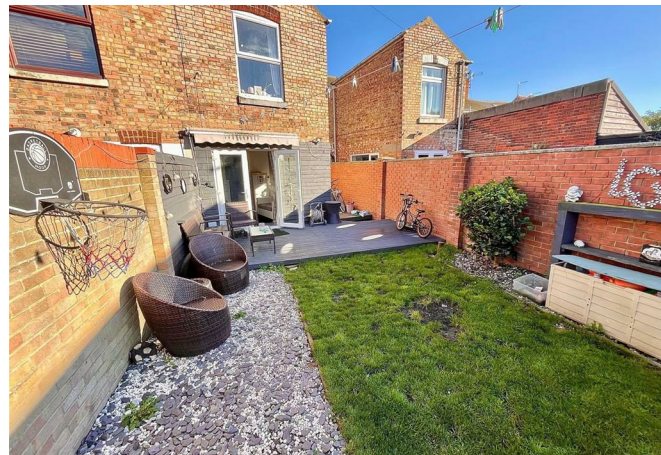
Part double glazed pvc entrance door, wood effect laminate flooring, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

Lounge 13'9" x 12'3" (4.21 x 3.74)

Plus double glazed bay window to front aspect, attractive open fireplace with raised hearth, coved ceiling, radiator, wall mount tv point, alcove fitted shelving.

Dining Room 13'7" x 10'5" (4.16 x 3.18)

Attractive revealed brick chimney breast with inset cast iron multi fuel room heater, stripped wood flooring, radiator, part timber panelling to walls, double glazed window to rear.





Kitchen 10'6" x 10'2" (3.21 x 3.11)

Bespoke fitted kitchen with cream shaker style wall and matching base units with solid wooden work surfaces over, inset Butlers sink, recess with space for an electric range cooker and extractor hood over, vinyl flooring, space and plumbing for a washing machine and dishwasher, metro tiling to walls, double glazed window to side aspect, access to:

Garden/Sitting Room 11'3" x 10'4" (3.45 x 3.15)

Double glazed French doors to rear and window to side, tiled flooring, radiator.

First Floor Landing

Wood effect laminate flooring, radiator, doors leading off to:

Bedroom 1 17'0" x 10'3" (5.20 x 3.14)

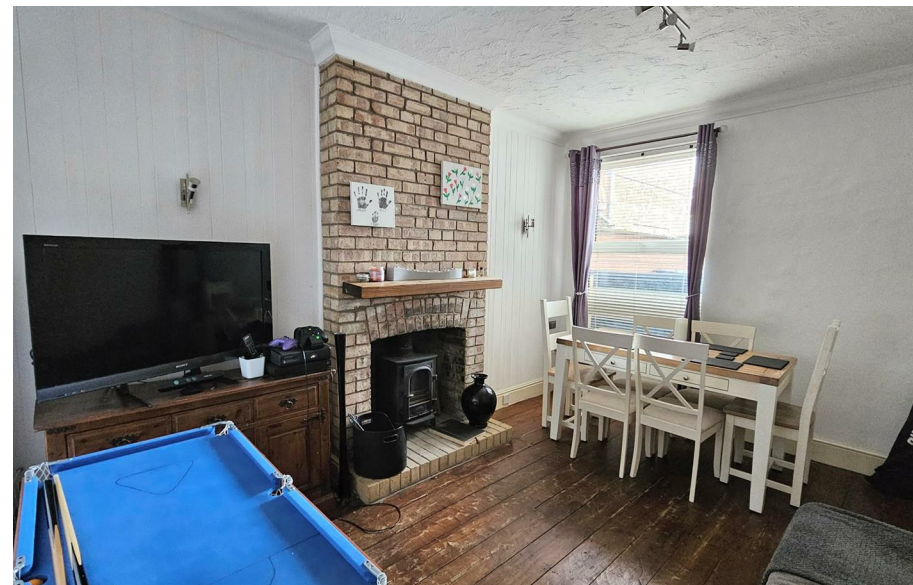
Including the double glazed bay window to front aspect and including the chimney breast, wall mount tv point, radiator.

Bedroom 2 13'9" x 10'3" (4.20 x 3.14)

Including the chimney breast, double glazed window to rear aspect, wall mount tv point, radiator.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn left into Baker Street, follow the road round to the right into Pier Plain where the property can be found on the right hand side.



Bedroom 3 11'4" x 10'2" (3.46 x 3.11)

Double glazed window to rear aspect, radiator, wall mount tv point, built in airing cupboard, stripped wood flooring.

Bedroom 4 9'11" x 5'8" (3.03 x 1.73)

Double glazed window to front aspect, radiator, wood effect laminate flooring, wall mount tv point.

Bathroom

Panelled bath with mains fed shower fitting over, low level wc with concealed cistern, vanity unit with inset wash basin, towel rail/radiator, tiled walls, vinyl flooring, frosted double glazed window to side aspect.

Separate WC

Low level wc, hand wash basin, tiled flooring, frosted double glazed window to side aspect.

Outside

To the front of the property is a small forecourt. To the rear is a generous sized westerly facing garden which is low maintenance laid with a full width timber decked terrace, lawned garden and slate chips bordering. The garden is fully enclosed with a hard standing for a barbecue and two sheds/workshops.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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.

EPC

D Rating - 68

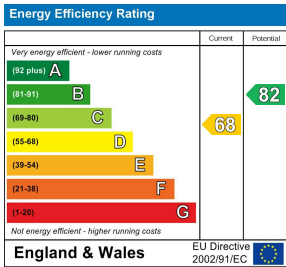
Floor Plans



Location Map



Energy Performance 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
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.