

Aldreds
Estate Agents



42 Nuffield Crescent

Gorleston, Great Yarmouth, NR31 7LL

£220,000



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42 Nuffield Crescent

Gorleston, Great Yarmouth, NR31 7LL

Well presented three bedroom end terrace house with good sized south facing garden and driveway to front. Internally the property has an entrance hall, lounge, kitchen/diner, cloakroom, landing, three bedrooms and a bathroom. Gas central heating and double glazing.

Entrance Hall

Door to front, stairs rising to landing, radiator.

Lounge

14'7" x 10'10" (4.45 x 3.32)

Double glazed window to front aspect, radiator.

Kitchen/Diner

17'4" x 7'9" (5.3 x 2.38)

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

Cloakroom

Low level WC, hand basin.

Landing

Loft access

Bedroom 1

13'5" x 9'11" (4.1 x 3.04)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

Bedroom 2

11'0" x 7'11" (3.36 x 2.42)

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

Bedroom 3

9'6" x 7'2" (2.91 x 2.2)

Double glazed window to front aspect, radiator.





Bathroom

6'0" x 4'7" (1.85 x 1.4)

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

Outside

Driveway & lawned garden to front. Lawned garden, decked patio, brick shed.

Tenure

Freehold

Council Tax

Band B

EPC

D rating - 68

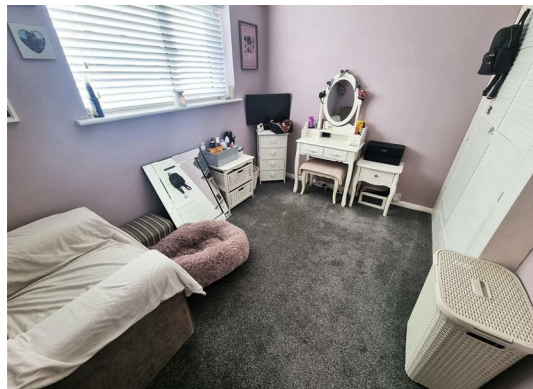
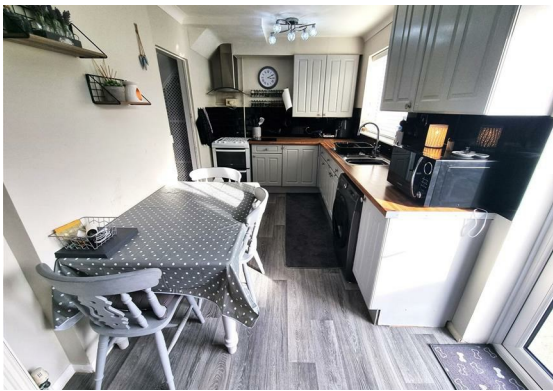
Location

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.

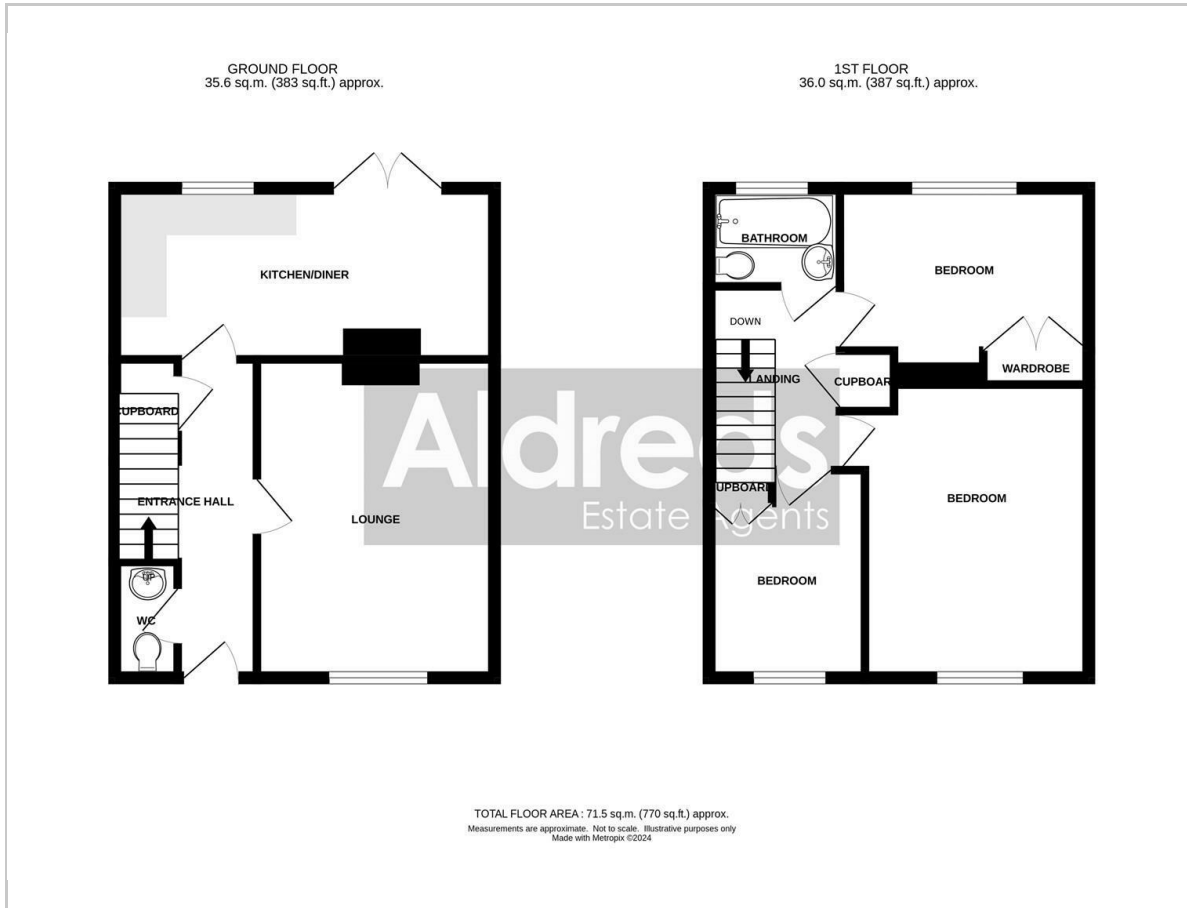
Directions

From our Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout, at the traffic lights turn left in to Magdalen Way, take the third turning on the right in to Hertford Way, turn left in to Nuffield Crescent.

Ref G18161/10/24



Floor Plan



Area Map



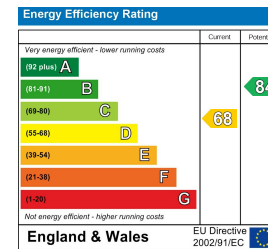
Viewing

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

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Energy Efficiency Graph



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