

**Aldreds**  
Estate Agents



357 Beccles Road

Gorleston, Great Yarmouth, NR31 8DE

Offers In Excess Of £160,000





## 357 Beccles Road

Gorleston, Great Yarmouth,

NR26 2DF

\*\*\*\*CASH BUYERS ONLY\*\*\*\*With driveway to front & good sized garden to the rear Aldreds are pleased to offer this spacious three bedroom semi detached house. On the ground floor there is an entrance hall, lounge/diner, kitchen and a cloakroom. The first floor offers a landing, three bedrooms and a shower room. Gas central heating & sealed unit double glazing. Offered with no chain.

### Entrance Porch

Door to front.

### Entrance Hall

Radiator, stairs rising to landing.

### Lounge

19'10" x 10'8" max 9'2" min (6.05 x 3.26 max 2.8 min)

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

### Cloakroom

Low level WC, hand basin.

### Kitchen

11'5" x 8'4" (3.48 x 2.55)

Base & wall units with worktops, door to rear, double glazed window to rear aspect, part tiled walls, sink, gas cooker point.

### Landing

### Bedroom 1

11'5" x 10'7" (3.5 x 3.25)

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

### Bedroom 2

10'7" x 8'1" (3.23 x 2.47)

Built in wardrobes, double glazed window to front aspect, radiator.







### Bedroom 3

8'5" x 8'5" (2.58 x 2.57)

Double glazed window to rear aspect, radiator, bath

### Shower Room

8'3" x 4'11" (2.52 x 1.52)

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

### Outside

To the front there is a driveway. To the rear there is a lawned garden with bushes & shrubs, patio, shed, pond, greenhouse.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band A

### EPC

E rating 52

### 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.

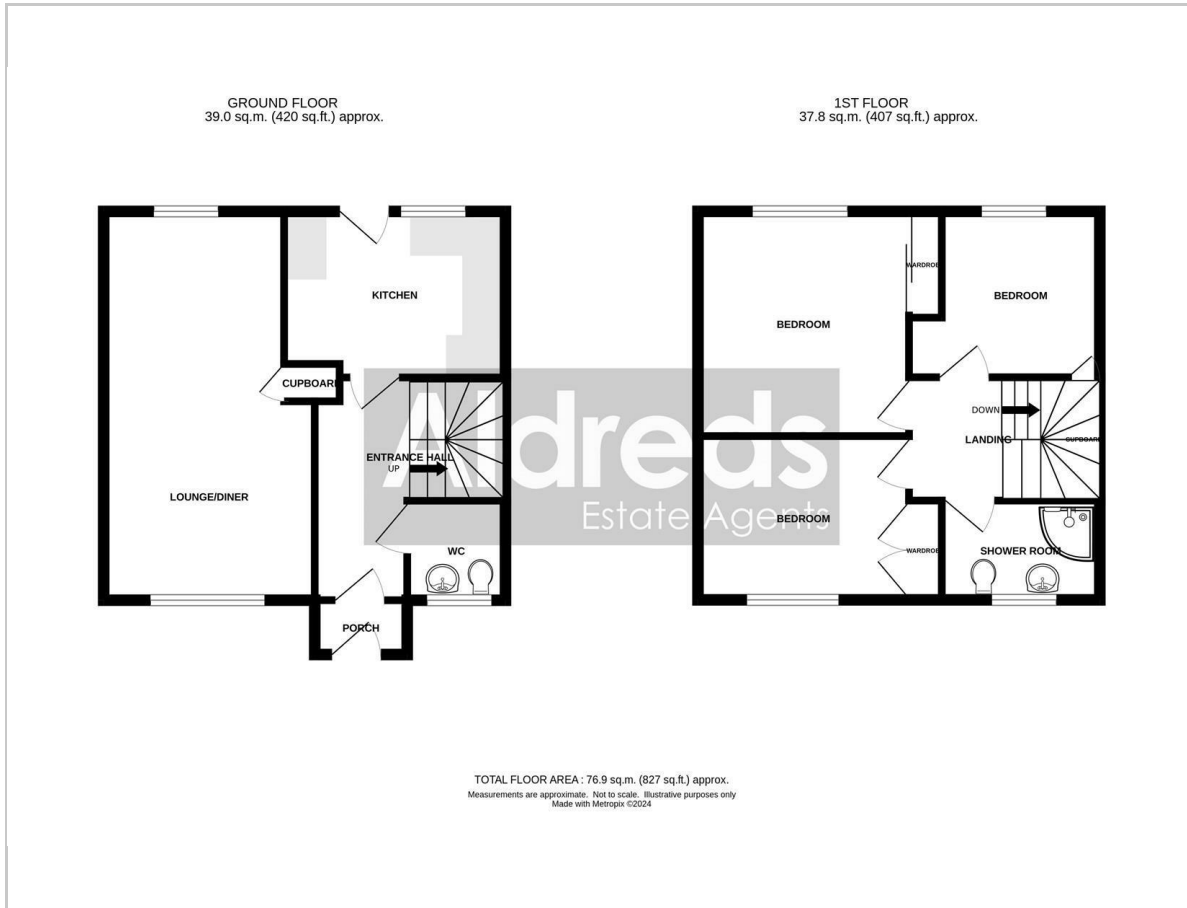
### Directions

From our Gorleston office head north along the High Street, continue in to High Road, at the traffic lights turn left in to Beccles Road, continue over the roundabout and under the relief road where the property is on the left of the slip road behind the hedge.

Ref G18012/07/24



## Floor Plan



## Viewing

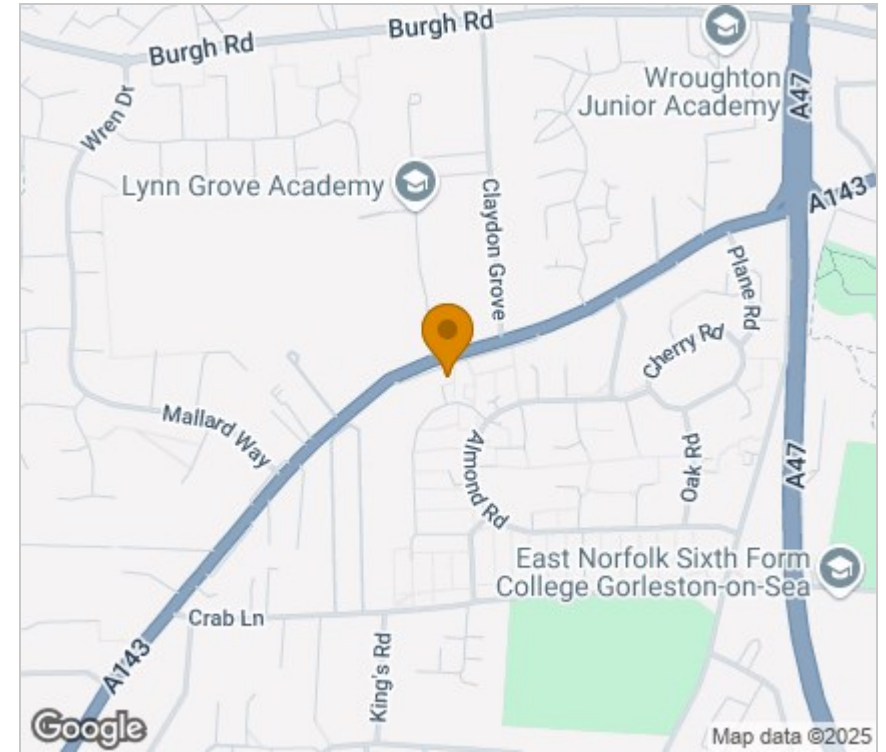
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

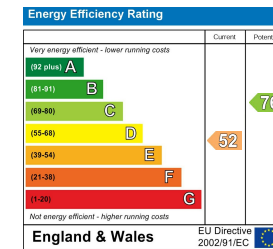
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## Area Map



## Energy Efficiency Graph



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