

Aldreds
Estate Agents



2 Charter Close

Gorleston, Great Yarmouth, NR31 7LD

£176,400



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With a driveway to front and garden to rear, Aldreds are pleased to offer this well presented, spacious ex local authority two bedroom mid terrace house with conservatory and study. On the ground floor there is also an entrance hall, lounge and a large kitchen/dining room. On the first floor there is a landing with two bedrooms and a bathroom leading separately off. Gas central heating and sealed unit double glazing. Carpets as fitted are including in the asking price.

Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge

10'11" x 10'7" (3.33 x 3.23)

Double glazed window to front aspect, radiator.

Kitchen/Diner

16'4" x 9'10" (5 x 3)

Base and wall mounted storage units with roll top work surfaces over, storage cupboard, part tiled walls, radiator, plumbing for washing machine, stainless steel sink with drainer.

Conservatory

10'5" x 10'5" (3.2 x 3.2)

Double glazed French doors to rear garden, radiator.

Study

7'6" x 5'1" (2.31 x 1.55)

Double glazed window to rear aspect.

Landing

Loft access

Bedroom 1

13'5" x 9'0" (4.1 x 2.75)

Storage cupboard, wall mounted gas boiler, built in wardrobe, double glazed window to front aspect, radiator





Bedroom 2

10'2" x 9'10" (3.1 x 3)

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

Bathroom

6'6" x 5'4" (2 x 1.65)

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

Outside

To the front there is a large driveway. To the rear there is a good sized rear garden with patio and timber shed.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band A

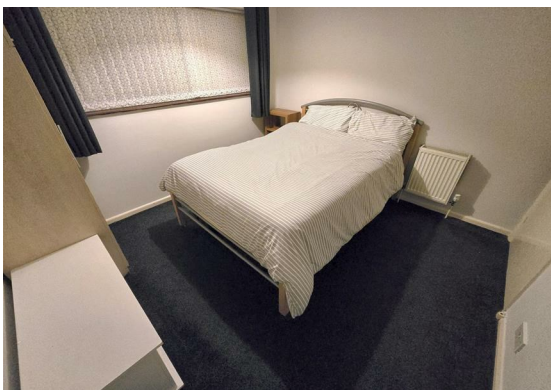
Location

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.

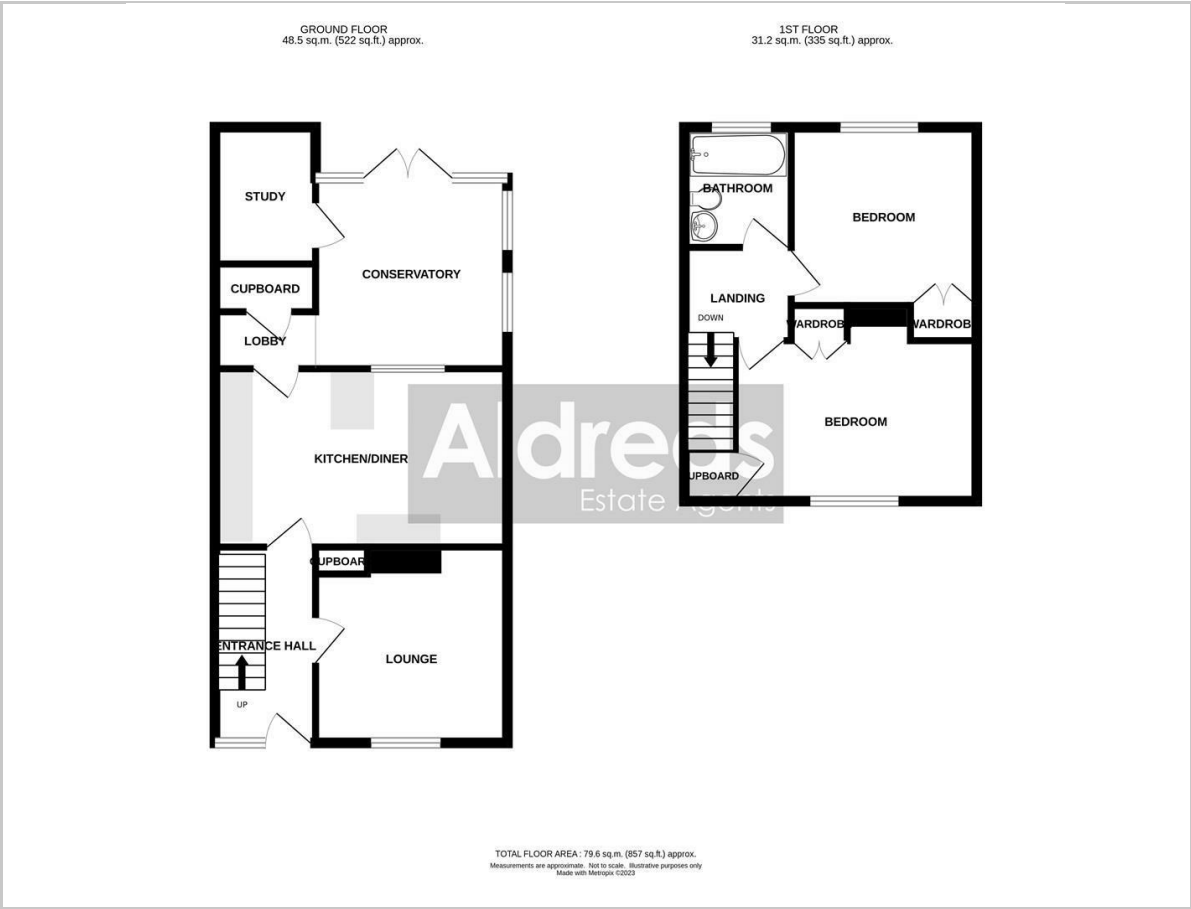
Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and turn left at the next set of traffic lights into Magdalen Way, turn right in to Trinity Avenue, turn left into St. Anne's Crescent, Charter Close can be found on the left opposite the Old People's bungalows.

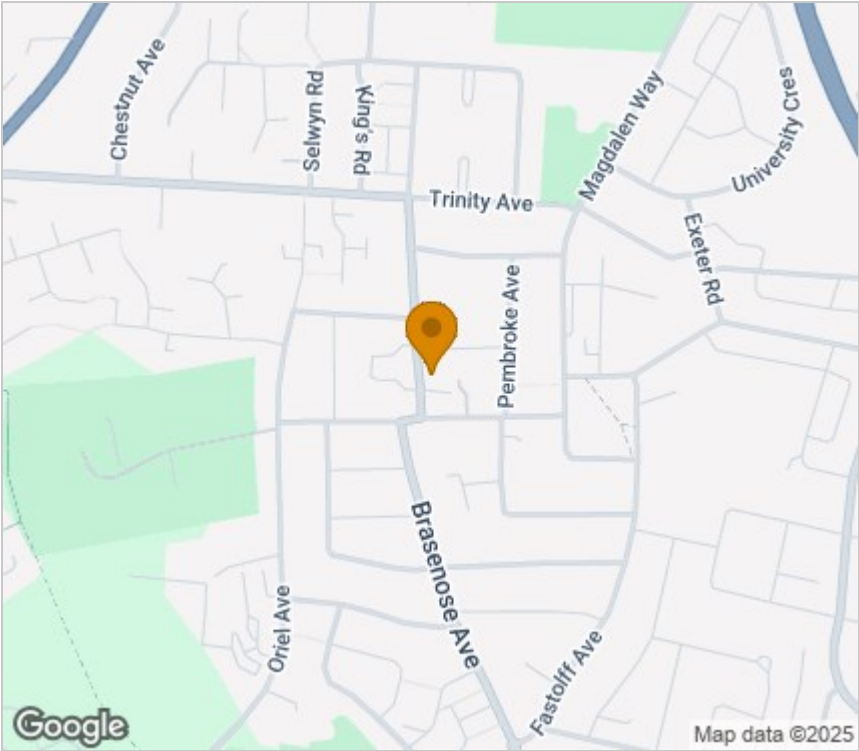
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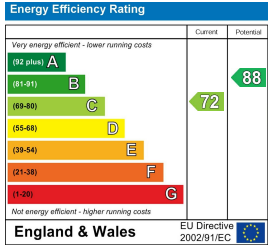
Floor Plan



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.

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