

Aldreds
Estate Agents

28
ONEBYCAMBA

Aldreds
Estate Agents
FOR SALE
01473 646464

29 High Street

Gorleston, Great Yarmouth, NR31 6RT

Offers In Excess Of £235,000



3



1



1



E

29 High Street

Gorleston, Great Yarmouth, NR31 6RT

NEWLY RENOVATED AND REFURBISHED! A very unusual and attractive three bedroom semi detached property laid out over two floors with garden, balcony and riverside views to rear. The property has been going through a programme of renovations including replastering, redecorating, new internal doors, new kitchen, new shower room, new cloakroom, blinds and flooring. New windows and central heating have also been installed. The entrance hall, cloakroom and three bedrooms are situated on the ground floor with a balcony and the lower ground floor accommodates the lounge, kitchen, utility room, two store rooms and a shower room. There is access to the garden from the kitchen offering pleasant views.

Entrance Hall

Door to front, loft access, stairs to lounge, radiator.

Bedroom 1

16'4" x 12'11" (5 x 3.95)

Double glazed window to rear aspect, door to balcony, two radiators

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Triple glazed window to front aspect, radiator.

Bedroom 3

10'2" x 8'1" plus recess (3.1 x 2.47 plus recess)

Double glazed window to side aspect, radiator

Cloakroom

Tiled walls, hand basin, low level WC

Lounge

12'9" x 10'1" (3.91 x 3.08)

Two radiators

Kitchen

11'2" x 9'10" (3.42 x 3.01)

Bifolding doors to garden, base & wall units with worktops, sink with drainer.





Side Hallway

Two store rooms (one houses the new wall mounted gas boiler), radiator, double glazed window to side aspect

Utility Room

5'10" x 4'7" (1.8 x 1.42)

Double glazed window to side aspect, plumbing for washing machine, base units with worktops, radiator

Shower Room

7'10" x 5'10" (2.4 x 1.8)

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

Outside

There is an attractive balcony area coming off bedroom 1 which is decked offering river views and outside power point. Front forecourt. Rear garden with decking and a garden area also offering river side views.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

E rating - 47

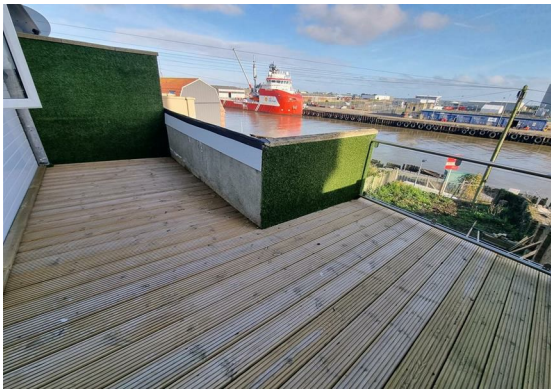
Location

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 fantastic sandy beach.

Directions

Head south along the High Street where the property is on the right.

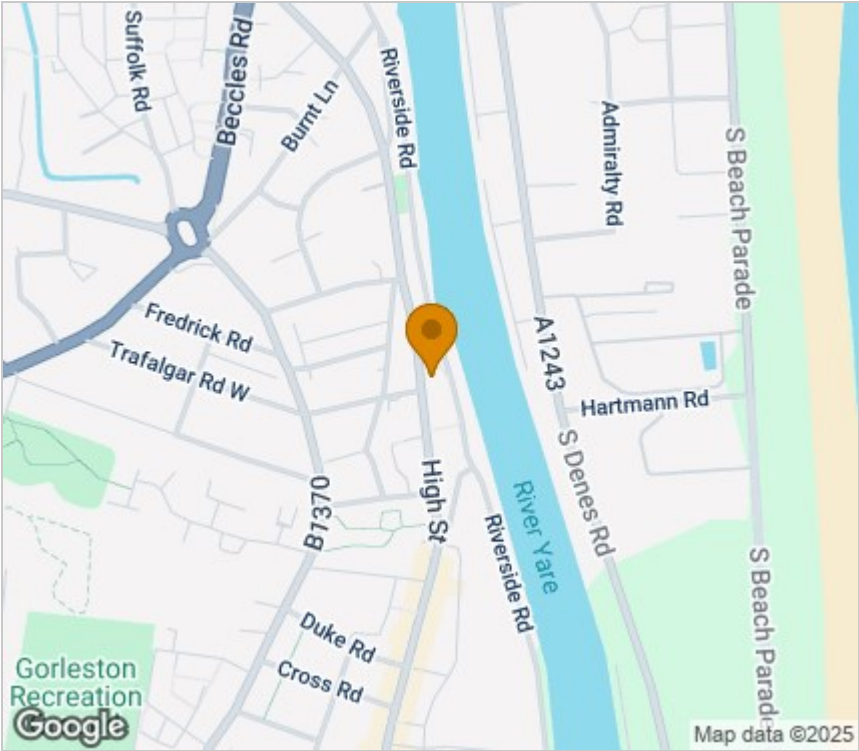
Ref G18146/09/24



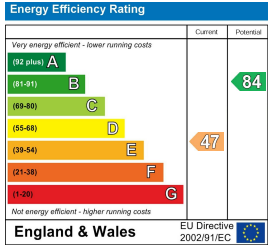
Floor Plan



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
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.