



27 St. Annes Crescent

Gorleston, Great Yarmouth, NR31 7LF

£245,000





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A really spacious and well presented three bedroom ex local authority end terrace house. The property has a large driveway to front and garden to rear. On the ground floor there is an entrance hall, lounge and a kitchen/diner. The first floor has a landing, three bedrooms, bathroom and WC. Gas central heating and double glazing

### Entrance Hall

Stairs to landing, door to front, under stair cupboard

### Lounge

17'9" x 10'11" (5.43 x 3.34)

Double glazed window to front aspect, double glazed French doors to rear, radiator

### Kitchen/Diner

13'3" x 11'4" (4.04 x 3.46)

Double glazed window to rear aspect, door to rear, base & wall units with worktops, electric hob, electric oven, sink with drainer, plumbing for washing machine

### Landing

Wall mounted gas boiler in storage cupboard, loft access, double glazed window to front aspect

### Bedroom 1

11'9" x 11'4" (3.6 x 3.47)

Two double glazed windows to rear aspect, radiator

### Bedroom 2

11'3" x 9'10" (3.44 x 3)

Double glazed window to rear aspect, electric heater

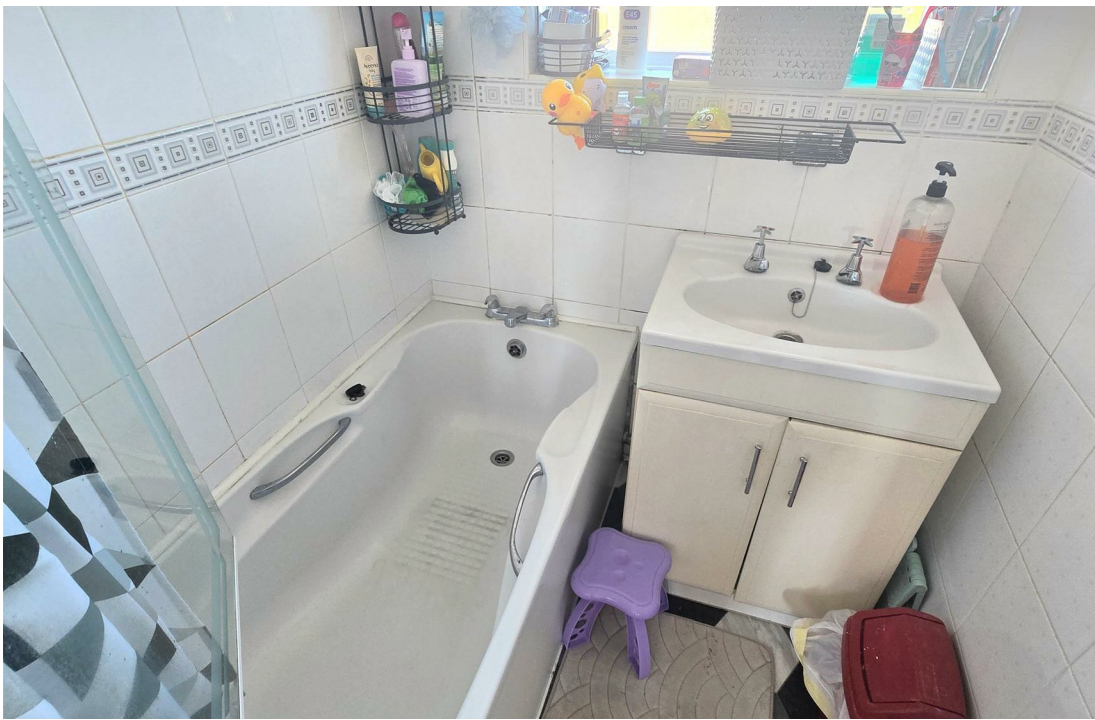
### Bedroom 3

10'11" x 6'5" (3.33 x 1.98)

Double glazed window to front aspect, electric heater







### Bathroom

Panel bath, hand basin, heated towel rail, tiled walls, opaque double glazed window to rear aspect

### WC

Low level WC, opaque double glazed window to front aspect

### Outside

To the front there is a large driveway for multiple cars and a lawned area. To the rear there is a good sized lawned garden, shingle bed, timber shed, brick shed

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

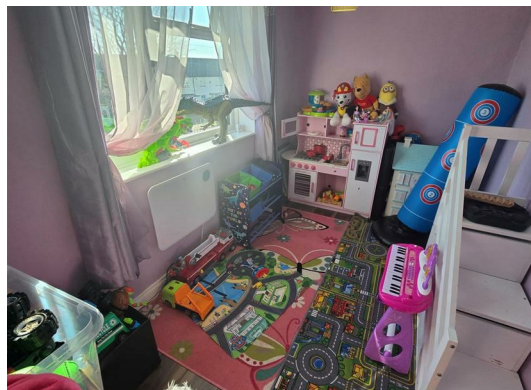
### Location

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.

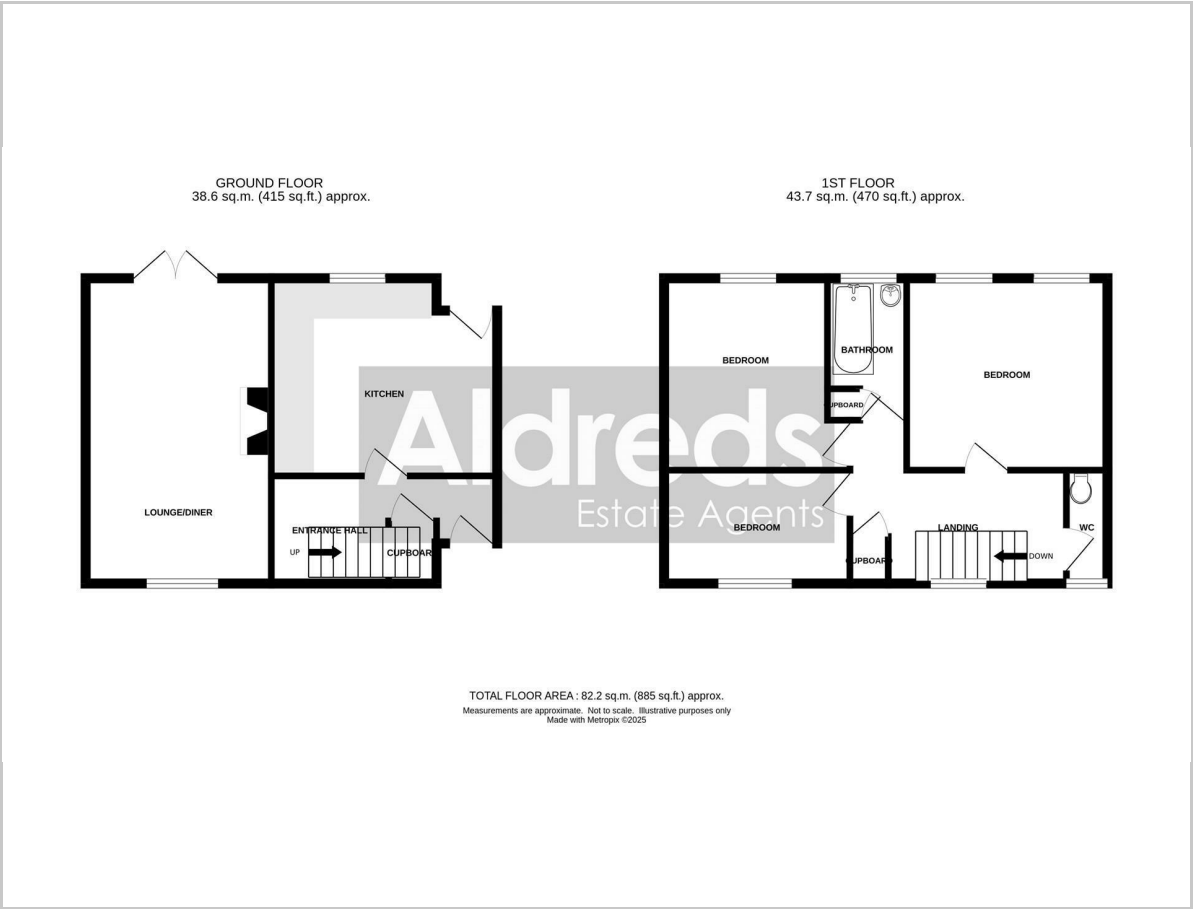
### Directions

From the Gorleston office head south along the High Street, turn right in to Church Lane, continue over the roundabout turning left at the traffic lights in to Magdalen Way, turn right in to St Annes Crescent

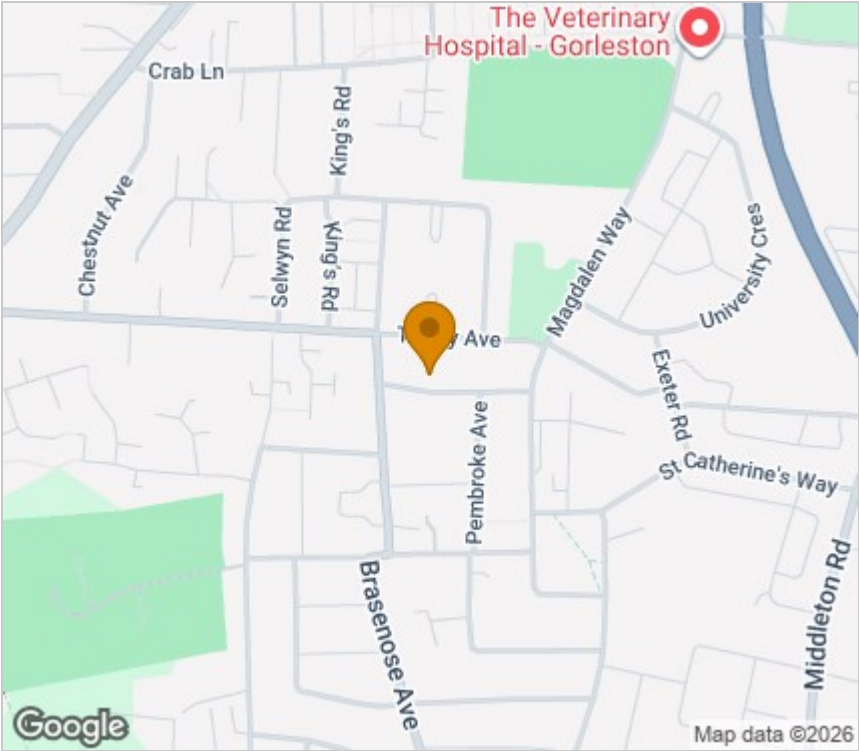
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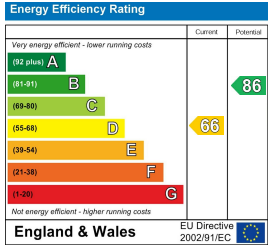
Floor Plan



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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