



**Aldreds**  
Estate Agents

148 Bells Marsh Road

Gorleston, Great Yarmouth, NR31 6PN

Offers In Excess Of £130,000





## 148 Bells Marsh Road

Gorleston, Great Yarmouth, NR31 6PN

Well presented three bedroom, three storey semi detached house with all beds and bathroom accessed separately. On the ground floor there is an entrance porch, lounge/diner, kitchen and a conservatory. Gas central heating and double glazing. Rear garden. No chain

### Entrance Porch

Door to front

### Lounge/Diner

22'7" x 8'2" (6.9 x 2.5)

Stairs to landing, double glazed window to front aspect, two radiators

### Kitchen

7'8" x 6'10" (2.35 x 2.1)

Base & wall units with worktops, gas hob, electric oven, part tiled walls, plumbing for washing machine

### Conservatory

Double glazed patio door to rear

### 1st Floor Landing

Stairs to second floor

### Bedroom 1

14'2" x 8'4" (4.32 x 2.55)

Double glazed window to front aspect, radiator

### Bathroom

8'9" x 7'8" (2.68 x 2.35)

Panel bath, hand basin, low level WC, two opaque double glazed windows to rear aspect, heated towel rail

### 2nd Floor Landing







### Bedroom 2

11'8" x 8'4" (3.58 x 2.55)

Double glazed window to front aspect, radiator

### Bedroom 2

9'4" x 7'10" (2.85 x 2.41)

Double glazed window to rear aspect, radiator

### Outside

To the front there is a small forecourt. To the rear there is a good sized shingle garden with shed

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band A

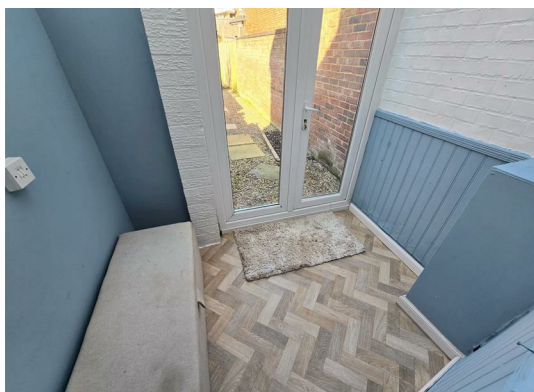
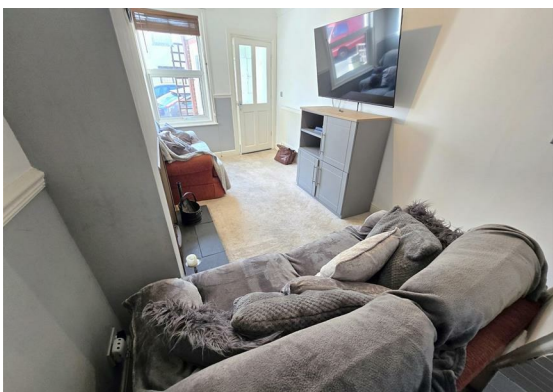
### Location

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 fantastic sandy beach.

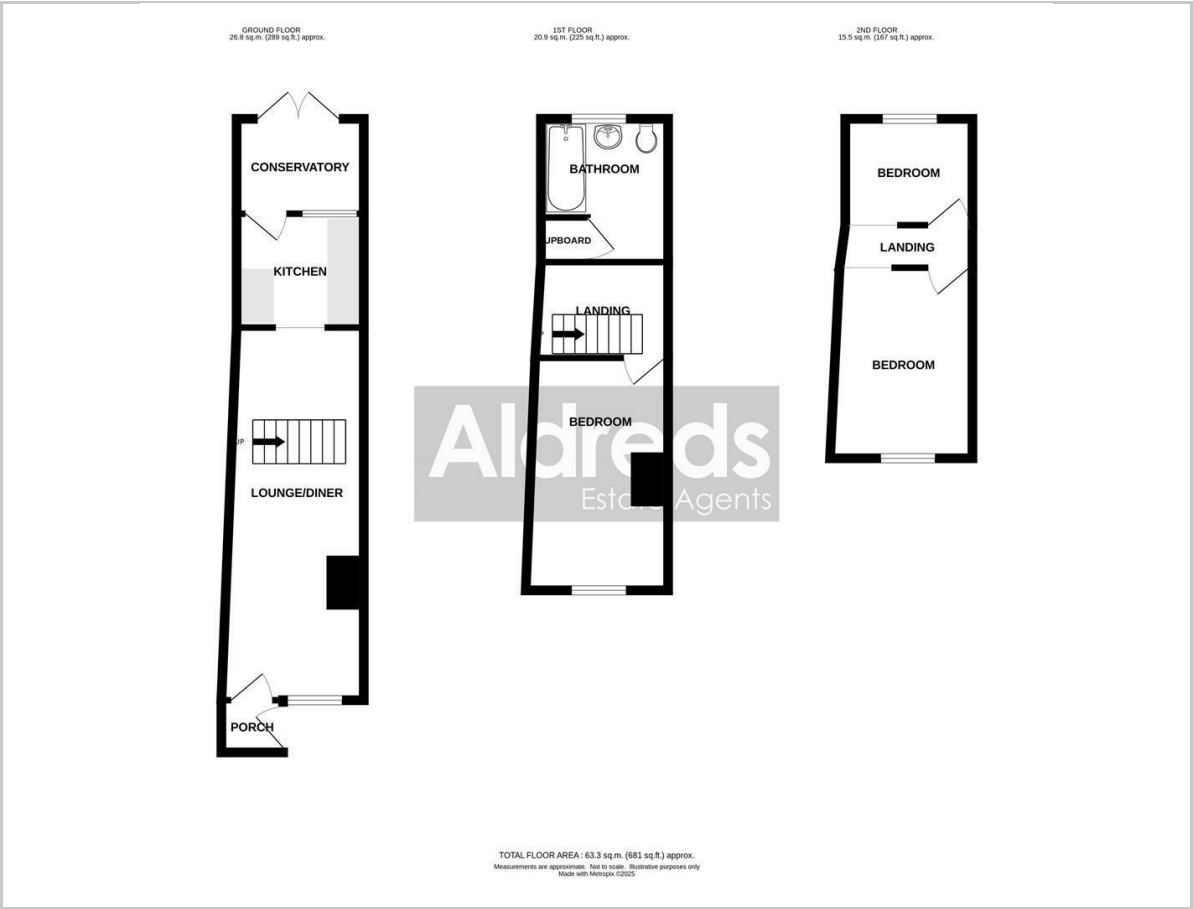
### Directions

Heading south on Gorleston High Street, turn left at the traffic lights onto Bakers Street which leads round to the right into Pier Plain. At the end of Pier Plain, turn left onto Pier Walk. Then take the first left onto Bells Marsh Road

Ref G18277/04/25



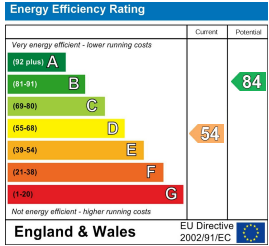
Floor Plan



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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