

**Aldreds**  
Estate Agents



15 Newnham Green

Gorleston, Great Yarmouth, NR31 7JS

Guide Price £180,000 - £190,000





## 15 Newnham Green

Gorleston, Great Yarmouth,

NR26 7JG

**\*\* GUIDE PRICE £180,000 - £190,000\*\*** With a driveway, conservatory and approx. south facing garden, Aldreds are delighted to offer this spacious three bedroom ex local authority end terrace house. The ground floor offers an entrance hall, lounge, kitchen/diner and a WC. On the first floor there are three bedrooms and a shower room off landing. Gas central heating and double glazing. No chain

### Entrance Hall

Stairs to landing, door to side, radiator

### Lounge

15'11" x 11'8" (4.87 x 3.56)

Double glazed window to front aspect, radiator

### WC

Low level WC

### Kitchen/Diner

13'6" max x 10'11" max (4.13 max x 3.34 max)

Base & wall units with worktops, double glazed window to rear aspect, sink with drainer, electric hob, electric oven, storage cupboard, door to

### Conservatory

8'11" x 8'8" (2.74 x 2.66)

French doors to garden

### Landing

Radiator

### Bedroom 1

10'3" x 10'3" (3.13 x 3.13)

Walk in wardrobe, double glazed window to rear aspect, radiator

### Bedroom 2

9'2" x 7'7" (2.8 x 2.33)

Double glazed window to front aspect, radiator







### Bedroom 3

11'8" x 6'6" plus recess (3.56 x 2 plus recess)

Double glazed window to front aspect, radiator

### Shower Room

5'8" x 5'4" (1.73 x 1.63)

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

### Outside

To the front of the property there is a driveway. To the rear there is a approx. south facing lawned garden with patio and brick shed

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

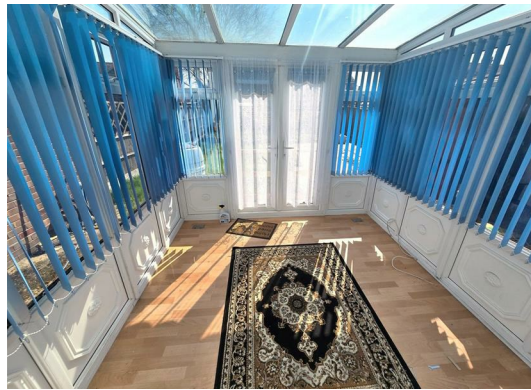
### Location

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.

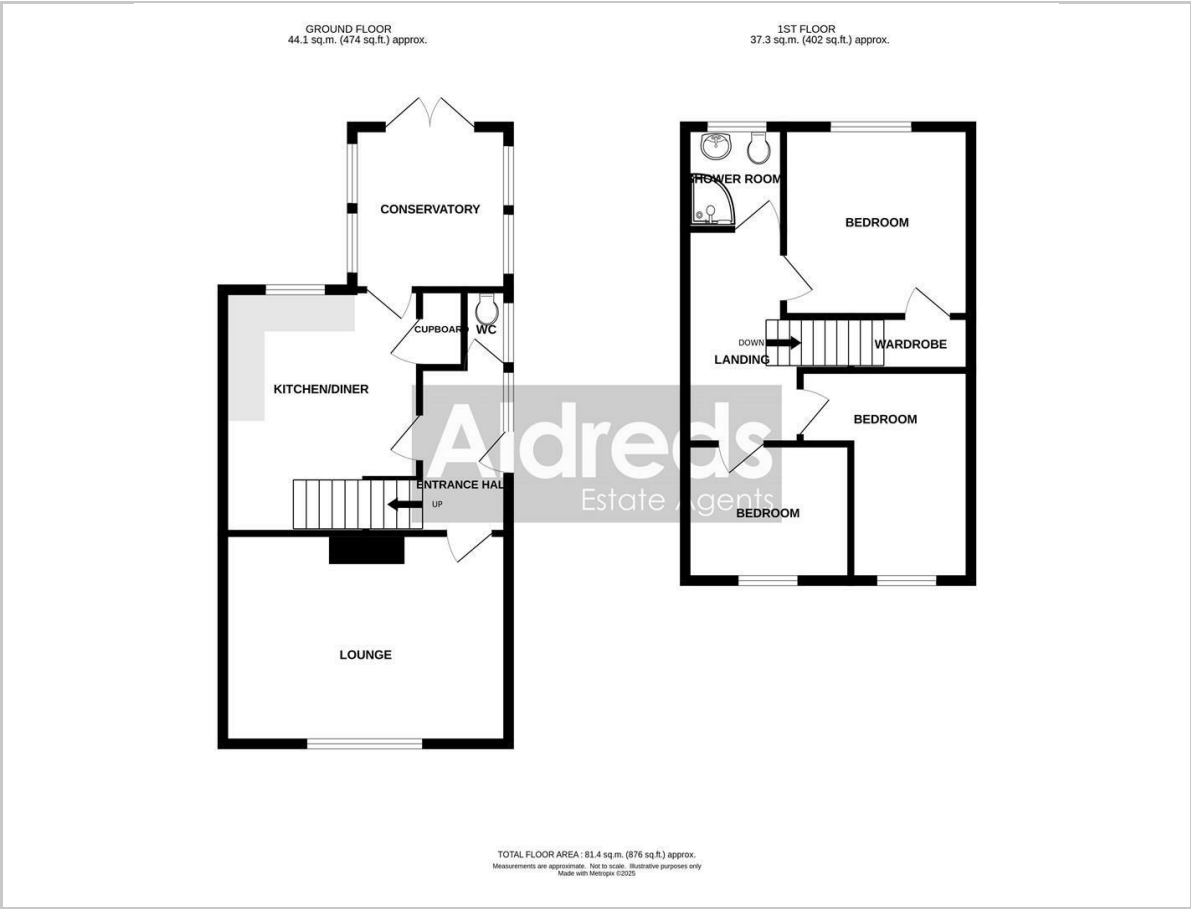
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, turn left at the next set of traffic lights into Magdalen Way, take the third turning on the left into Newnham Green where the property can be found on the right hand side.

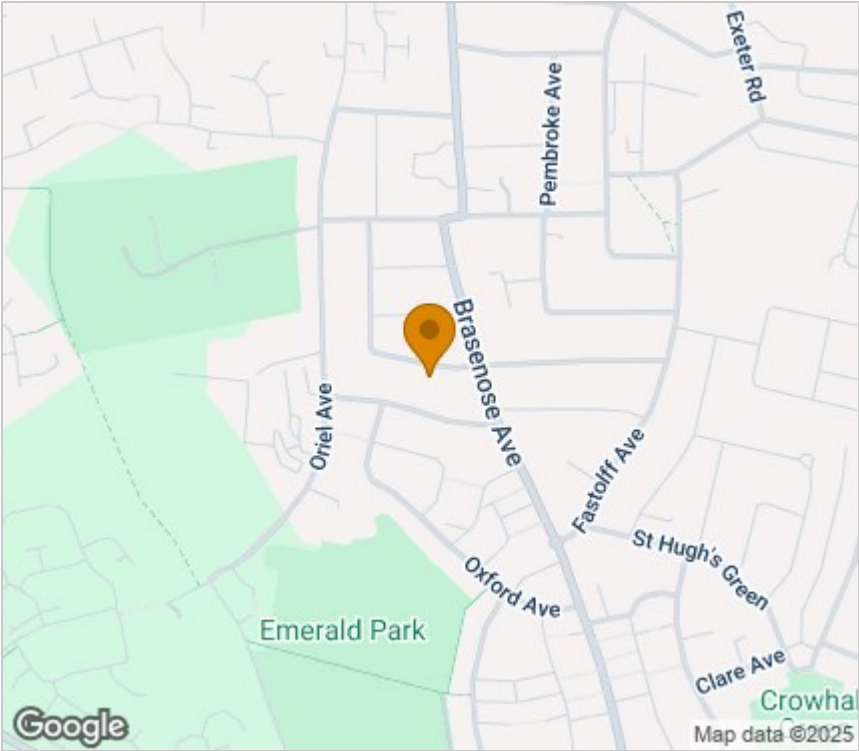
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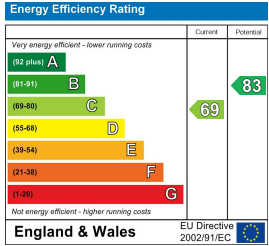
Floor Plan



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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