

Aldreds
Estate Agents



64 Burnt Lane

Gorleston, NR31 0PG

Guide Price £130,000-£140,000



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****GUIDE PRICE £130,000-£140,000**** Situated in the heart of Gorleston, this 2 bedroom mid-terrace property presents a fantastic opportunity for first-time buyers or those looking for a project property. Conveniently located within walking distance of local amenities and excellent transport links, this home offers both comfort and potential. The property features gas central heating and includes a downstairs wetroom for added practicality. On-street parking is available, adding to the convenience of this centrally located home. With scope for improvement, this property is ideal for buyers looking to put their own stamp on a home.

Lounge/Diner

12'1" x 20'4" (3.7m x 6.2m)

Carpet floor, gas fire with back boiler, built in cupboards housing boiler access and Electrics box and meter, radiator, double glazed window and door to front, access to kitchen via folding door, stairs leading to first floor.

Kitchen

10'5" x 6'10" (3.2m x 2.1m)

Vinyl floor, laminate counter tops with under counter and wall mounted cupboards, integrated oven and induction Hob with extractor fan, stainless steel sink and draining board, radiator, space for washing machine and fridge freezer. Double glazed skylight window, access to rear lobby.

Rear Lobby

Tile floor, access to wet room and garden via double glazed door to rear.

Wet Room

7'6" x 5'2" (2.3m x 1.6m)

Vinyl floor, radiator, WC, basin, wall mounted shower, double glazed windows to rear, airing cupboard with immersion tank.

Landing

Carpet floor, access to two bedrooms, loft hatch.

Bedroom 1

10'9" x 10'5" (3.3m x 3.2m)

Carpet floor, double glazed window to front, built in wardrobes.





Bedroom 2

9'2" x 9'2" (2.8m x 2.8m)

Carpet floor, double glazed window to rear, built in wardrobes.

Outside front

Concrete patio with path to front door, decorative shrubbery.

Outside rear

Bisected garden with grass lawn, timber shed, timber fence boundaries, concrete foot path to and from rear door. Two access gates either side.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band A

Services

Mains gas, water, electric, sewage.

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 North along the High Street, continue into High Road, turn left into Burnt Lane where the property can be found on the right hand side.

What3Words

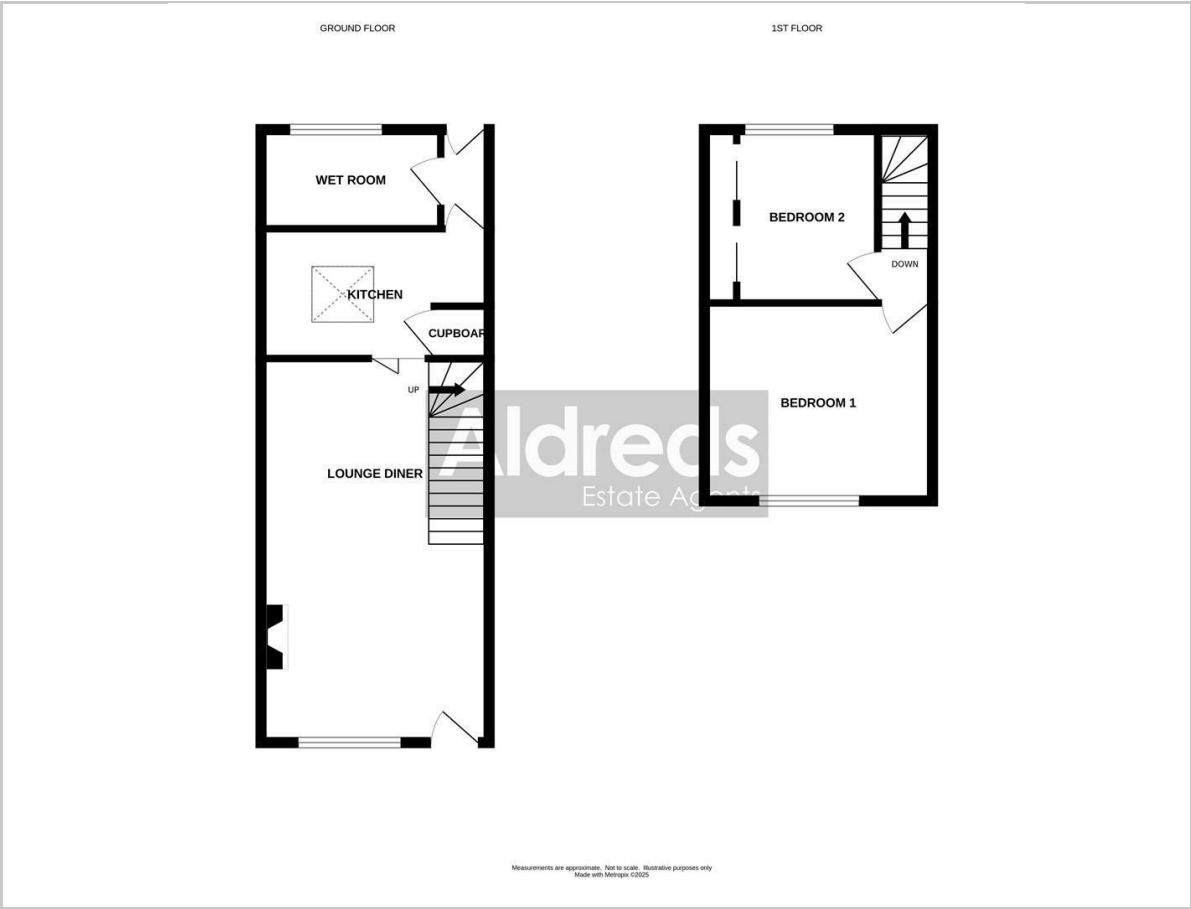
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Ref

G18300/04/25



Floor Plan



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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Area Map



Energy Efficiency Graph

