

Aldreds
Estate Agents



2 Veronica Green

Gorleston, NR31 8LW

Offers Over £150,000



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****CHAIN FREE**** A fantastic opportunity to purchase this two-bedroom semi-detached bungalow, offered to the market chain free. Positioned on a corner plot, the property is an ideal project or 'blank canvas'. The accommodation benefits from gas central heating and features a private driveway providing off-road parking. A key feature is the wrap-around garden which includes lawn and patio areas. Located conveniently for local amenities and transport links. Viewing is recommended to appreciate the potential.

Entrance Hall

Single glazed door to front, vinyl floor, radiator, loft access, access to kitchen, 2 bedrooms and shower room.

Kitchen

6'10" x 9'6" (2.1m x 2.9m)

Vinyl floor, double glazed window to front, laminate counter tops, stainless steel sink and draining board, space for washing machine, cooker and fridge. Wall mounted and under counter cupboards. Partially tiled walls.

Lounge

14'9" x 11'9" (4.5m x 3.6m)

Bare floor, double glazed window to rear, radiator, access to rear lobby.

Rear Lobby

Laminate floor, gas boiler, double glazed window to rear and side, single glazed door to side.

Bedroom 1

11'1" x 11'9" (3.4m x 3.6m)

Carpet floor, double glazed window to rear, double glazed French doors to side, fire place with electric fire, radiator.

Bedroom 2

8'2" x 10'5" (2.5m x 3.2m)

Carpet floor, double glazed windows to front and side, space for radiator.





Bathroom

6'2" x 5'2" (1.9m x 1.6m)

Vinyl floor, WC, basin, shower cubicle with wall mounted electric shower, radiator, double glazed window to front, tiled walls.

Outside

Wrap around garden with mixture of hedge row and brick wall boundaries. Sectioned areas for grass lawn, and concrete patio area with fountain. Driveway from Oak Road with off road parking to the side, two timber built sheds, greenhouse.

Tenure

Leasehold: 999 years less 10 days from 12 February 1971 (945 years left). Ground rent: £28 per annum.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way, turn left into Almond Road, turn right into Oak Road, Veronica Green is a walkway on the left where the property can be found on the right hand side. The garage is accessed via Hazel Way at the rear.

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.

What3Words

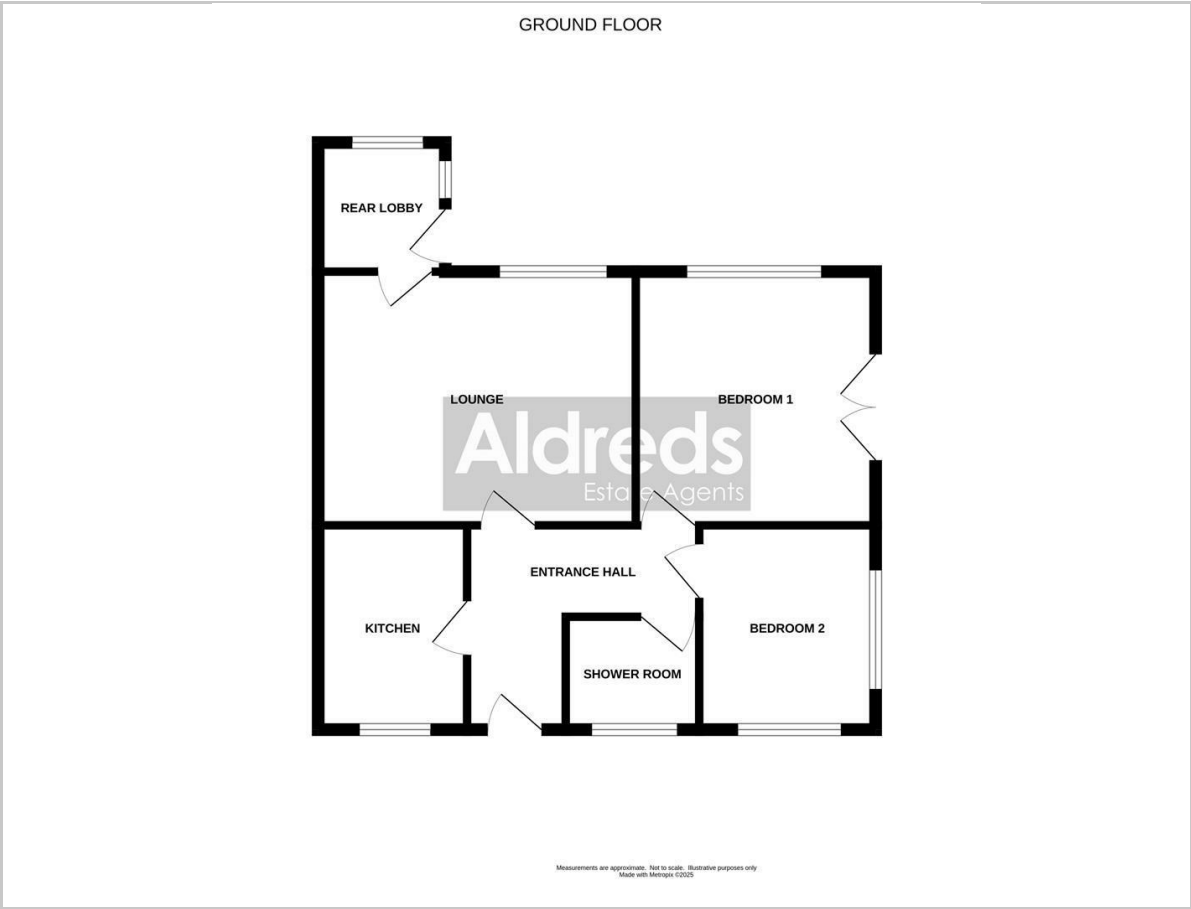
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Ref

G18294/04/25



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

