



Aldreds
Estate Agents

4 Montague Terrace Frederick Road

Gorleston, Great Yarmouth, NR31 8BF

£170,000



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With a driveway and garden, Aldreds are delighted to offer this well presented, modern two bedroom end terrace house. On the ground floor there is an entrance hall, lounge, kitchen and a cloakroom. The first floor offers two bedrooms and a bathroom off landing. Gas central heating and double glazing. No chain

Entrance Hall

Door to front, under stair cupboard, stairs to landing

Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect

Lounge

13'4" x 11'3" (4.07 x 3.44)

Double glazed French doors to rear, radiator

Kitchen

12'1" x 6'7" (3.7 x 2.03)

Base & wall units with worktops, double glazed window to front aspect, electric hob, electric oven, plumbing for washing machine, sink with drainer

Landing

Loft access

Bedroom 1

12'1" x 10'0" (3.7 x 3.06)

Two double glazed windows to front aspect, radiator, wall mounted gas boiler in storage cupboard

Bedroom 2

11'4" x 6'7" (3.46 x 2.02)

Double glazed window to rear aspect, radiator

Bathroom

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.





Outside

Front forecourt. Lawned rear garden. To the side there is a brickweave driveway, the property is being sold with half the width of the driveway and has room for around two cars

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band A

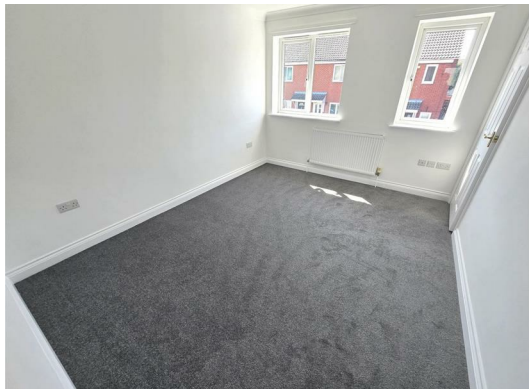
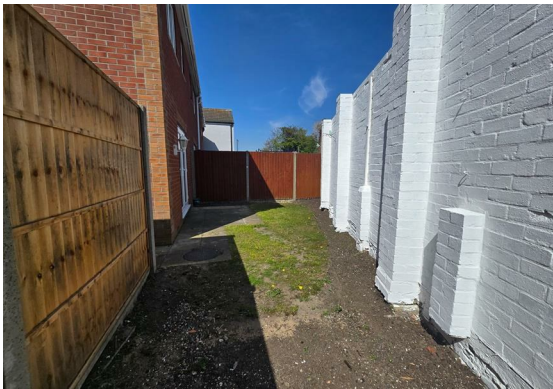
Location

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 sandy beach.

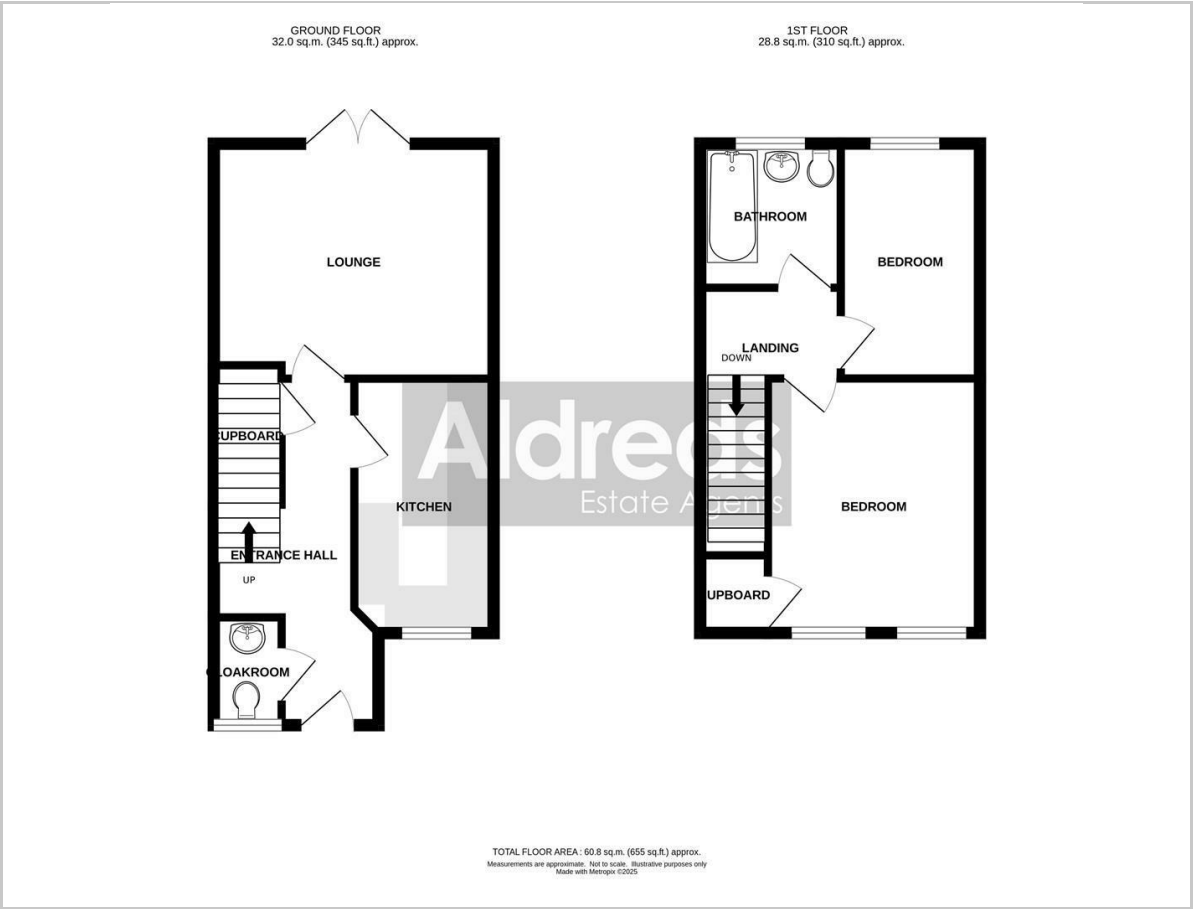
Directions

From our Gorleston office head south along the High Street, at the traffic lights turn right in to Church Lane, at the roundabout turn right in to Church Road, turn left in to Fredrick Road where the property can be found on the right.

G18303/05/25



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

