

Aldreds
Estate Agents

21 West Avenue

Gorleston, Great Yarmouth, NR31 6JF

£170,000



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Offered with no chain we are pleased to offer this well presented and spacious two bedroom semi detached house. The property has a lounge, kitchen/diner, landing, two bedrooms and a bathroom. Gas central heating and double glazing. Rear garden. There is a brickweave forecourt to front

Lounge

13'10" max 7'0" min x 13'5" max (4.24 max 2.15 min x 4.1 max)

Stairs to landing, door to side, double glazed window to front aspect, radiator

Kitchen/Diner

13'9" x 8'3" (4.21 x 2.54)

Base & wall units with worktops, double glazed window to rear aspect, door to side, under stair cupboard, plumbing for washing machine, electric hob, electric oven, wall mounted gas boiler

Landing

Double glazed window to side aspect

Bedroom 1

13'10" max 7'0" min x 13'1" max (4.24 max 2.15 min x 4.01 max)

Built in wardrobes, loft access, double glazed window to front aspect, radiator

Bedroom 2

8'4" x 8'1" (2.55 x 2.47)

Double glazed window to rear aspect, radiator

Bathroom

5'4" x 5'2" (1.63 x 1.6)

Panel bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect

Outside

Brickweave forecourt to front (no dropped kerb). To the rear there is a lawned garden with paved patio and timber shed





Tenure

Leasehold. Ground rent £3 per annum. Remainder of a 999 year lease from 1935

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.

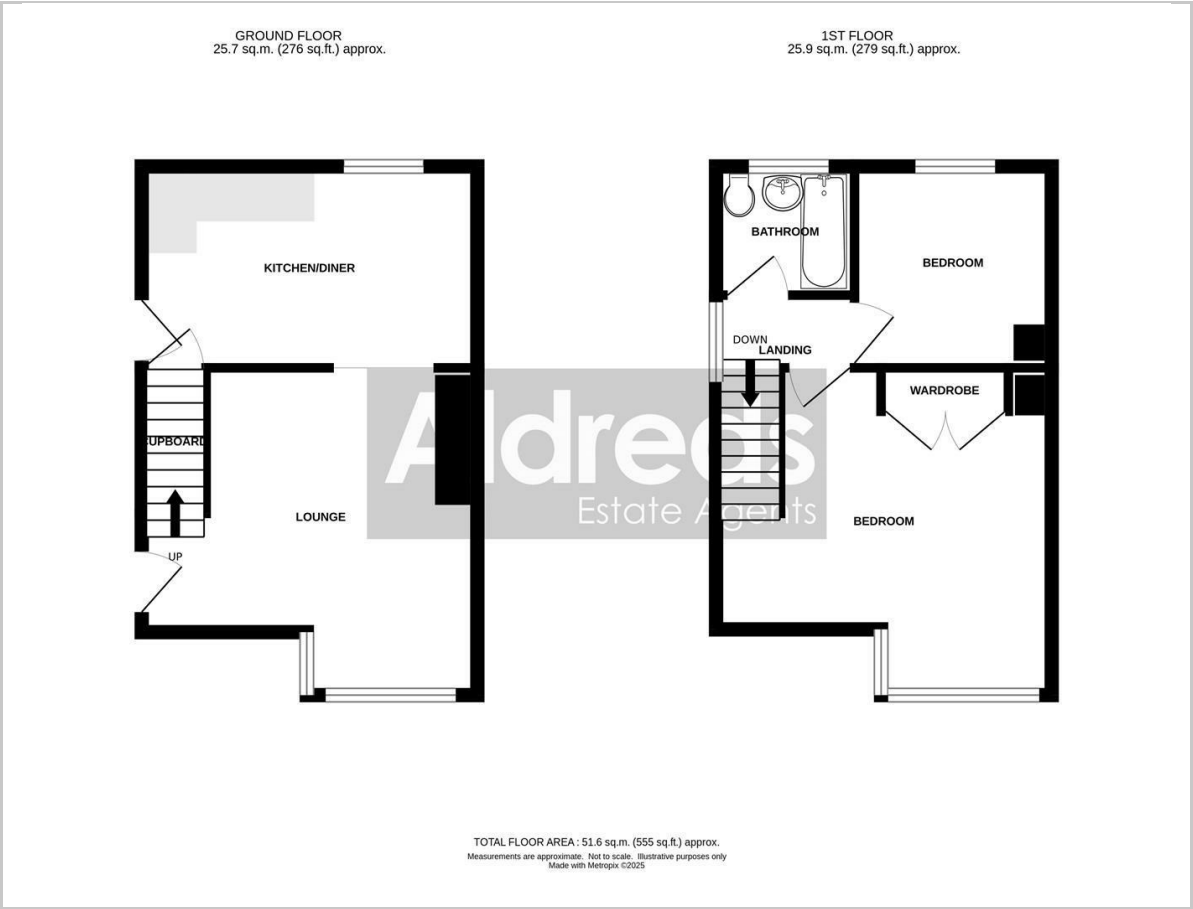
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, continue passed the Water Works, turn left into Elmgrove Road, at the 'T' junction turn right into Lowestoft Road, turn right into West Avenue where the property can be found at the end of the cul-de-sac.

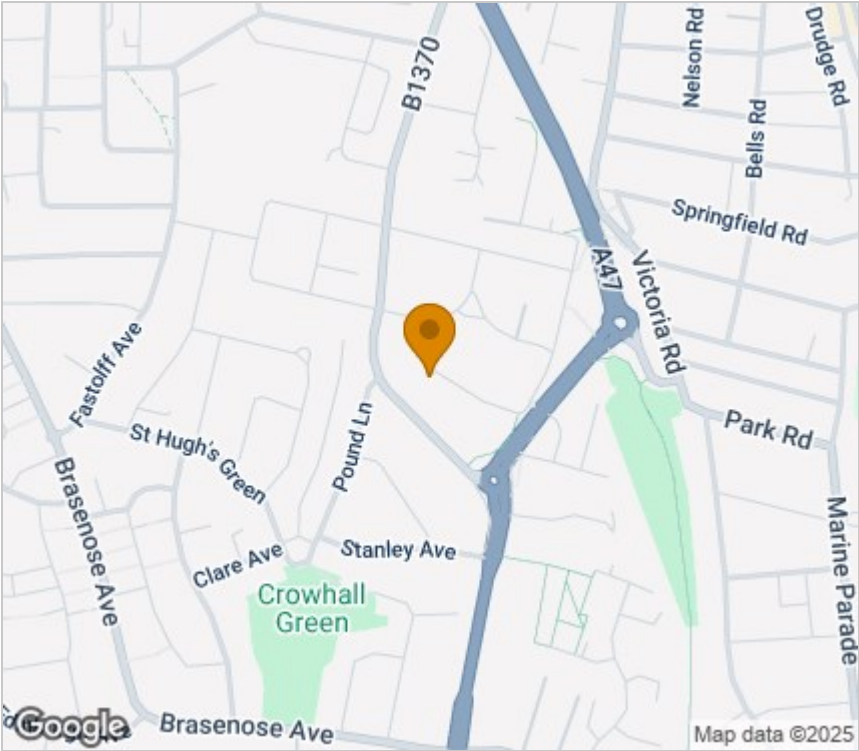
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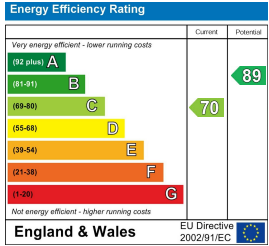
Floor Plan



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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