



Aldreds
Estate Agents



5 Christchurch Road

Gorleston, Great Yarmouth, NR31 7LA

£210,000



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With a lovely approx. south facing garden and a driveway to front, Aldreds are pleased to offer this well presented, three bedroom end terrace, ex local authority house. The ground floor there is an entrance hall, lounge, dining room, kitchen and a WC. The first floor offers three bedrooms and a shower room off landing. Gas central heating and double glazing.

Entrance Hall

Stairs to landing, door to front, radiator

Lounge

14'7" x 10'11" (4.45 x 3.34)

Wood burner, double glazed window to front aspect, radiator

WC

Low level WC, opaque double glazed window to front aspect

Dining Room

11'1" x 7'10" (3.4 x 2.4)

Double glazed French doors to rear garden, radiator

Kitchen

9'2" x 7'10" (2.8 x 2.4)

Base & wall units with worktops, double glazed window to rear aspect, plumbing for washing machine, sink with drainer, electric cooker point, dishwasher.

Landing

Loft access

Bedroom 1

13'4" x 9'11" (4.07 x 3.04)

Double glazed window to front aspect, radiator

Bedroom 2

11'1" x 9'2" (3.4 x 2.8)

Double glazed window to rear aspect, radiator

Bedroom 3

9'5" x 7'2" (2.88 x 2.2)

Double glazed window to front aspect, radiator





Shower Room

5'10" x 4'7" (1.8 x 1.4)

Shower in cubicle, hand basin, opaque double glazed window to rear aspect

Outside

To the front there is a crushed slate driveway with timber farm gate access to public footpath. To the rear there is a well kept approx. south facing garden which is laid to lawn with a patio. 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.

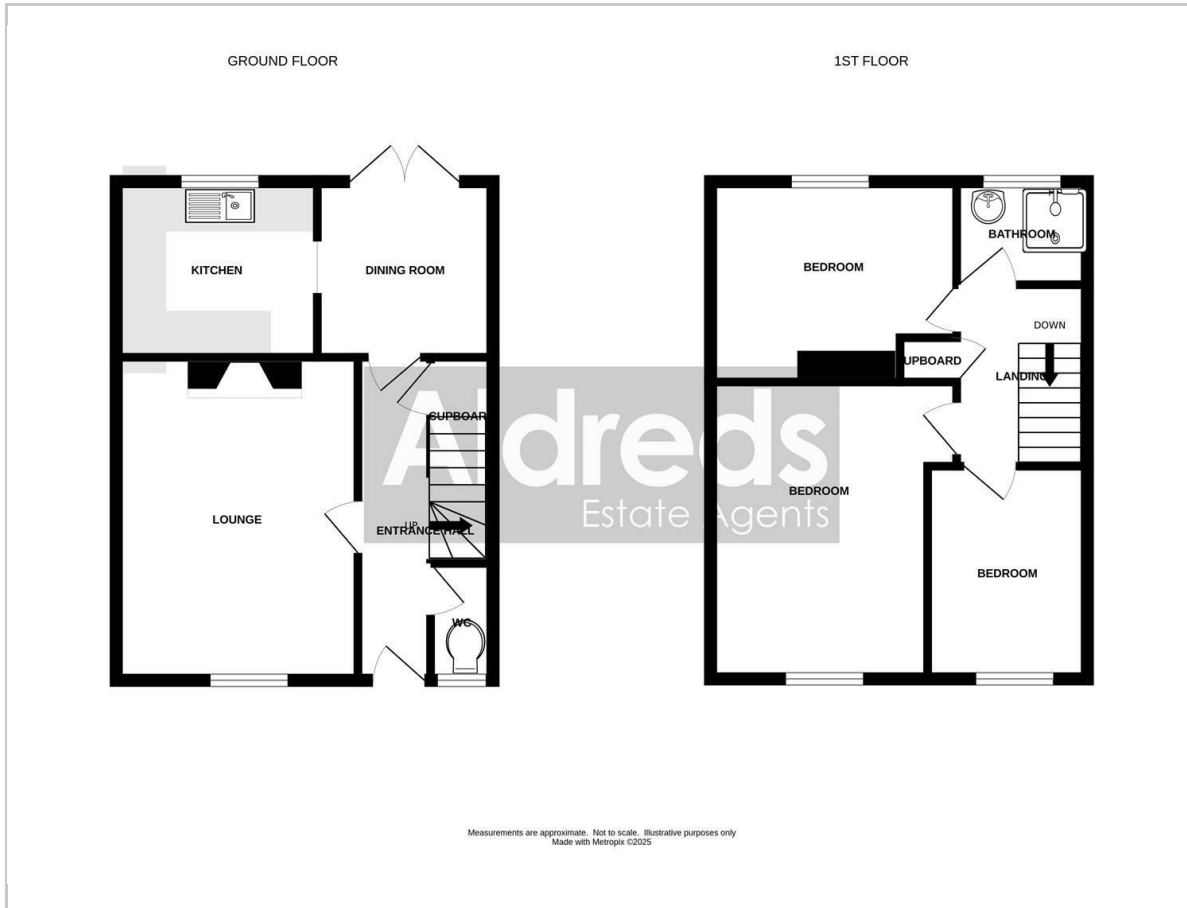
Directions

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 right into Hertford Way, turn right into St Anne Crescent, turn left into Christchurch Road where the property can be found on the right hand side.

Ref G18309/05/25



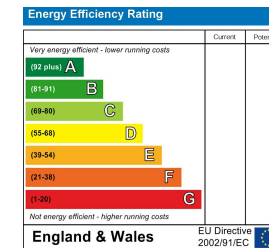
Floor Plan



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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