

**Aldreds**  
Estate Agents



101 Middleton Road, Gorleston, NR31 7PU

£195,000









£195,000

# 101 Middleton Road , Gorleston, NR31 7PU

- 3 bedroom semi-detached house
- Off road parking for 2 vehicles
- Blank canvas
- Desirable area of Gorleston
- Transport links and amenities close-by
- Renovation potential
- Brick built out building to the rear
- Downstairs bathroom
- Close to the James Paget Hospital
- Private, enclosed garden

Welcome to this three-bedroom semi-detached house in a desirable area of Gorleston. Presenting an exciting opportunity for renovation, offering a true "blank canvas" for its new owners. Boasting off-road parking for two vehicles and a brick-built outbuilding to the rear, the property also benefits from a convenient downstairs bathroom and a private, enclosed garden.

Its prime location offers excellent transport links and amenities close by, and it is particularly well-situated for easy access to the James Paget Hospital. This property is perfect for those looking to create their dream home in a sought-after neighbourhood.



## Entrance

Double glazed door to front, double glazed window to side, under stairs cupboard, radiator, stairs leading to first floor, access to bathroom and lounge/diner through to kitchen.

## Lounge/Diner 11'1" x 23'11" (max) (3.4m x 7.3m (max))

Open plan area, double glazed half bay window to front, electric fire, access through to kitchen, radiator.

## Kitchen 15'5" x 10'9" (4.7m x 3.3m)

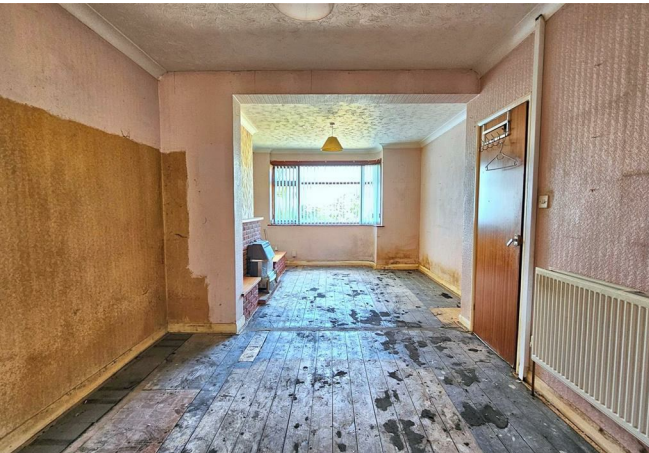
Vinyl floor, space for freestanding double size cooker with extractor, fridge freezer, laminate counter tops with under counter and wall mounted cupboards, double glazed windows to rear, double glazed door to side.

## Bathroom 7'2" x 7'2" (2.2m x 2.2m)

Vinyl floor, WC, basin, bath, double glazed window to side, built in cupboard.

## Landing

Double glazed window to front, access to WC, 3 bedrooms and loft hatch.







**Bedroom 1** 11'9" x 12'9" (max) (3.6m x 3.9m (max))

Double glazed half bay window to front, radiator.

**Bedroom 2** 9'2" x 10'9" (2.8m x 3.3m)

Double glazed window to rear, radiator.

**Bedroom 3** 8'2" x 5'10" (2.5m x 1.8m)

Double glazed window to rear, radiator.

**Upstairs WC**

WC, bidet, basin with vanity unit, double glazed window to side.

**Outside Front**

Brick weave driveway, mixture of wooden fence and brick wall boundaries, gate access around the side to the rear of the property.

**Outside Rear**

Wooden fence boundaries, shed, brick built outbuilding, concrete path through garden.

**Outbuilding**

Concrete floor, double glazed window to front, double glazed door to side, electricity connection.

## 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 where the property can be found on the left hand side



### Tenure

Freehold

### Services

Mains gas, electric, water, drainage.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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 where the property can be found on the left hand side

### What3Words

///banks.trickled.chariots

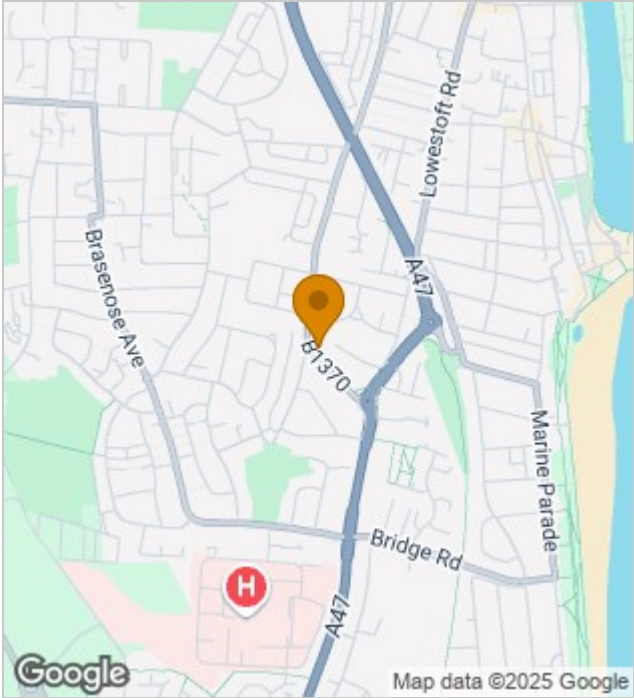
### Ref

G18325/06/25

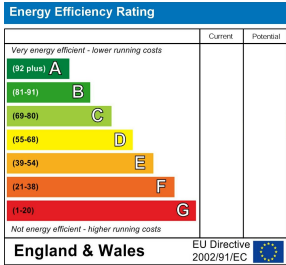
Floor Plans



Location Map



Energy Performance 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.

Disclaimer  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.