

Aldreds
Estate Agents



18 Christchurch Road, Gorleston, Great Yarmouth, NR31 7LA

Offers In Excess Of £180,000



3



1



1



D



18 Christchurch Road

Gorleston, Great Yarmouth, NR31 7LA

- End Terrace
- Three Bedrooms
- Driveway
- Lounge
- Shower Room
- Ex Local Authority
- Garden
- Entrance Hall
- Kitchen
- WC

With a driveway and a larger than average garden, Aldreds are pleased to offer this mature but spacious, three bedroom end terrace house. On the ground floor there is an entrance hall, lounge, kitchen/diner and a WC. On the first floor there are three bedrooms and a shower room. No chain



Entrance Hall

Stairs to landing, door to side

Lounge 15'10" x 11'7" (4.85 x 3.55)

Three windows to front aspect, gas fire

Kitchen/Diner 12'8" x 9'11" (3.88 x 3.04)

Base & wall units with worktops, window to rear aspect, door to rear, gas fire, plumbing for washing machine

WC

High level WC, part tiled walls

Landing

Loft access

Bedroom 1 13'6" x 10'2" (4.14 x 3.11)

Window to rear aspect

Bedroom 2 11'8" x 6'7" (3.57 x 2.02)

Window to front aspect

Bedroom 3 9'0" x 7'7" (2.76 x 2.32)

Window to front aspect, gas fire





Shower Room 5'8" x 5'6" (1.74 x 1.7)

Hand basin, shower in cubicle, part tiled walls. opaque window to rear aspect

Outside

To the front there is a driveway. To the rear there is a larger than average lawned garden backing on to bungalows with patio, paved patio and brick shed

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

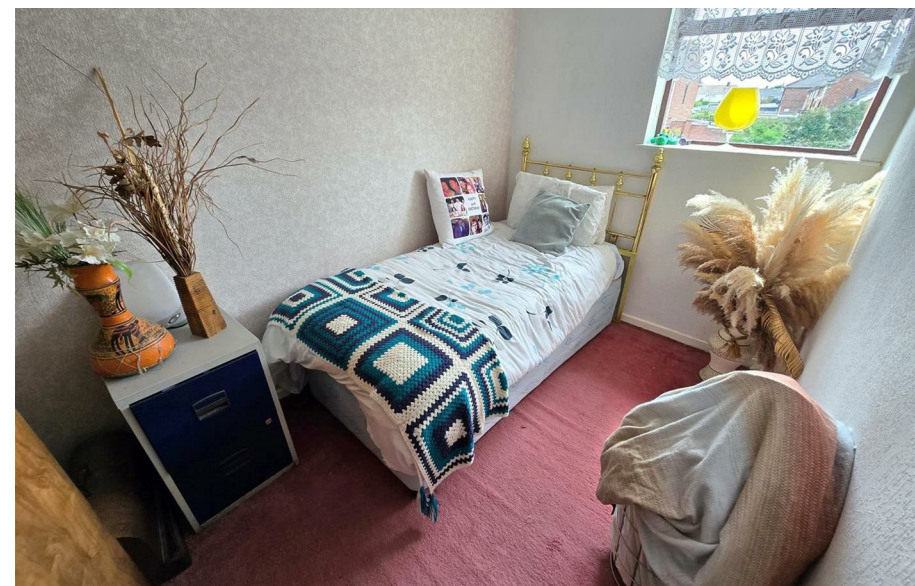
Band B

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 left hand side.

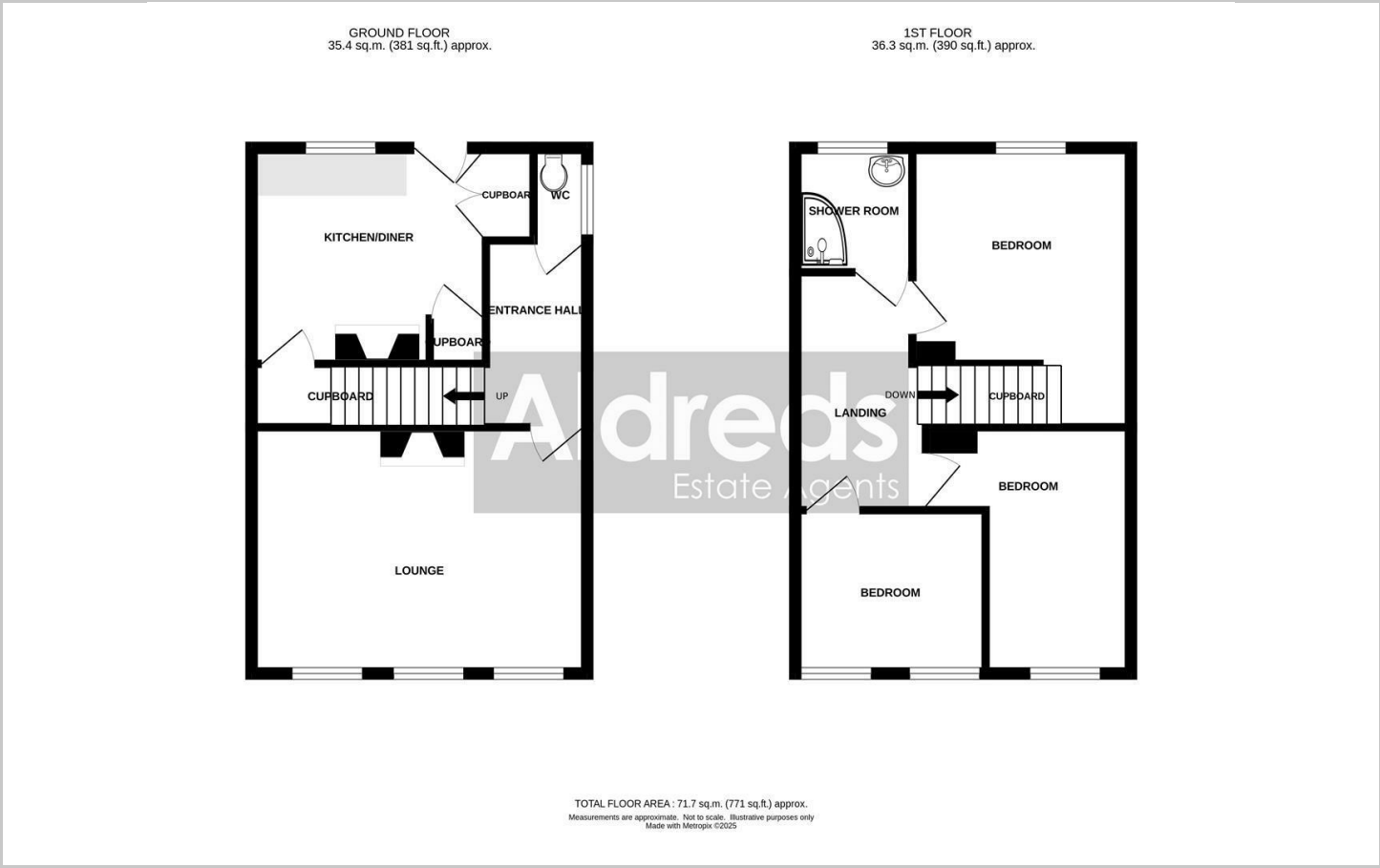


Directions

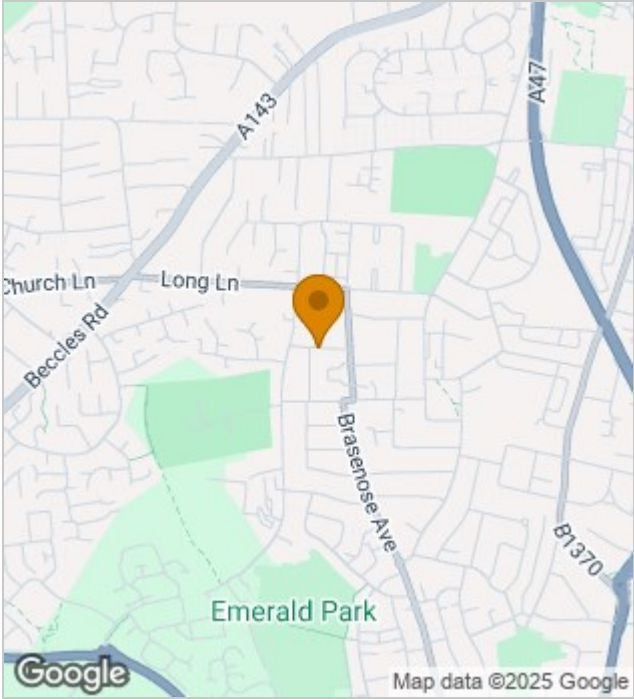
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, turn left at the next set of traffic lights into Magdalen Way, take the third turning right into Hertford Way, turn right into St Anne Crescent, turn left into Christchurch Road where the property can be found on the left hand side.

Ref G18360/08/25

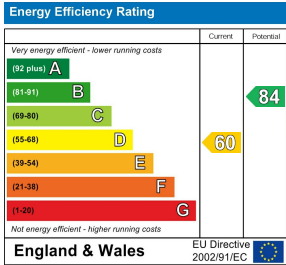
Floor Plans



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.