



18 Christchurch Road  
Gorleston, Great Yarmouth, NR31 7LA  
£170,000



## 18 Christchurch Road

Gorleston, Great Yarmouth,

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.

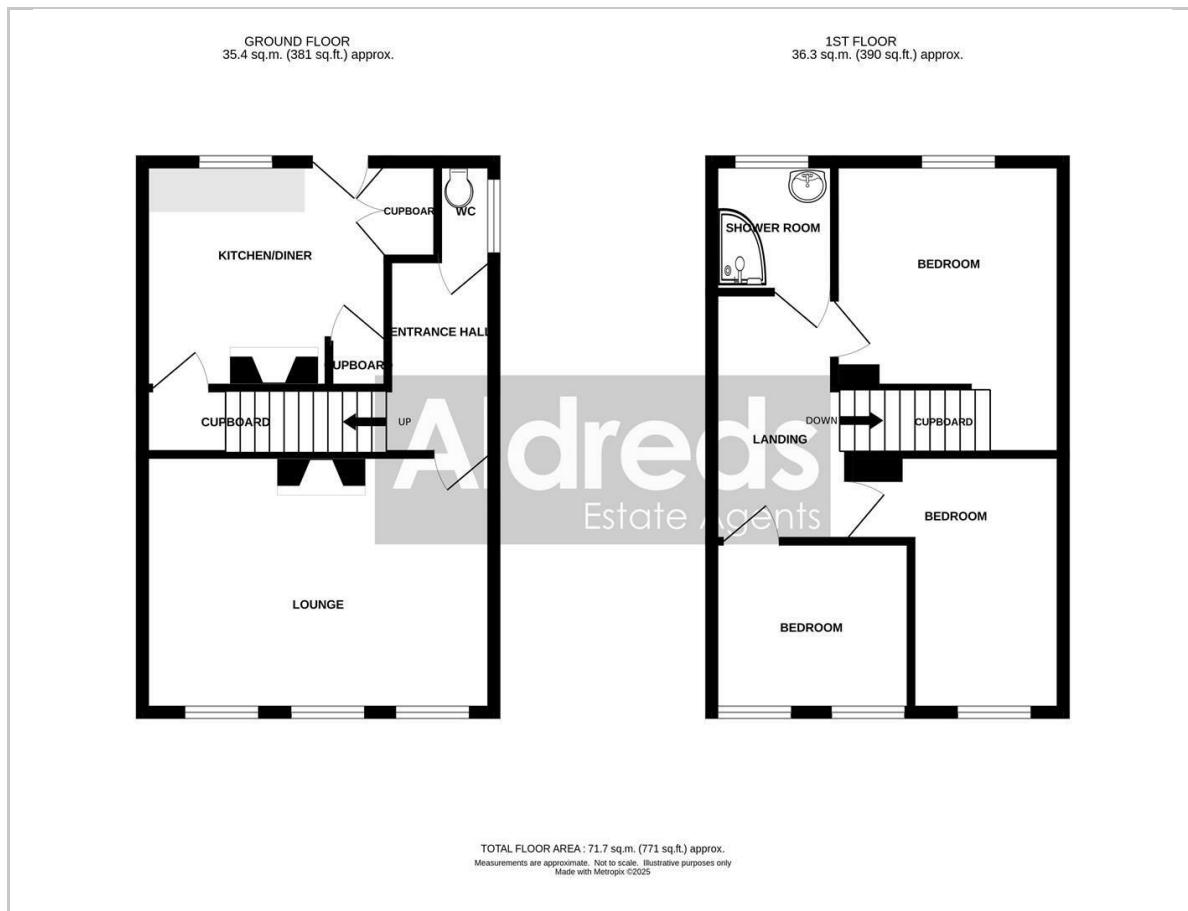
### Directions

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.

Ref G18360/08/25



## Floor Plan



## Viewing

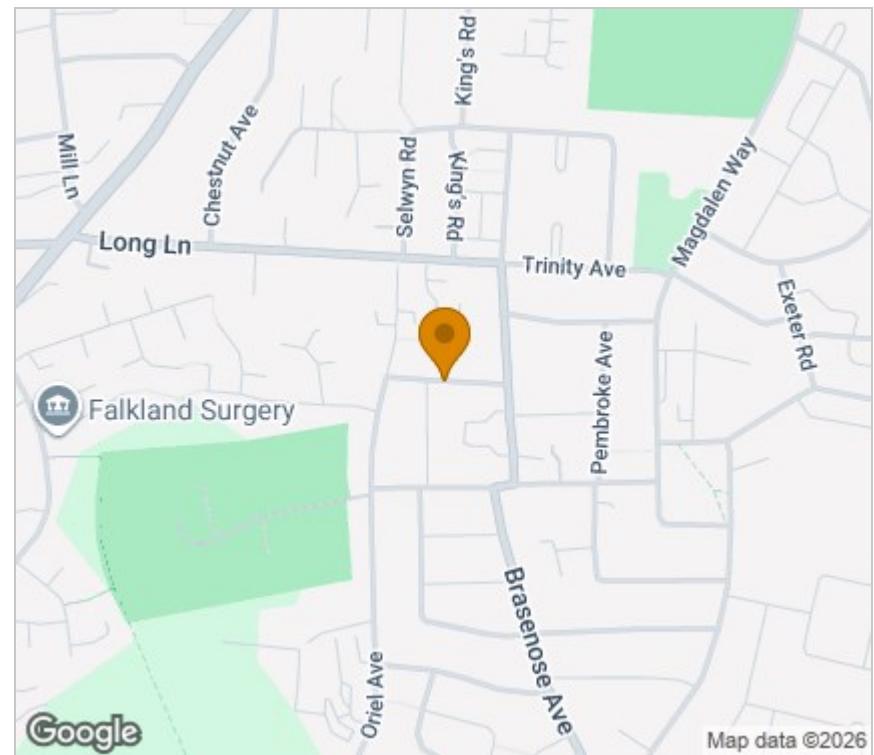
Please contact our Aldreds Gorleston Office on 01493 664600  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

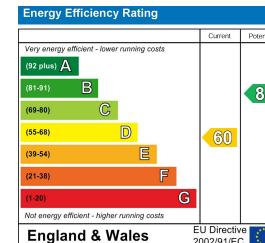
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## Area Map



## Energy Efficiency Graph



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