

Aldreds
Estate Agents



18 Christchurch Road

Gorleston, Great Yarmouth, NR31 7LA

£170,000



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Gorleston, Great Yarmouth,
NR33 7LJ

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

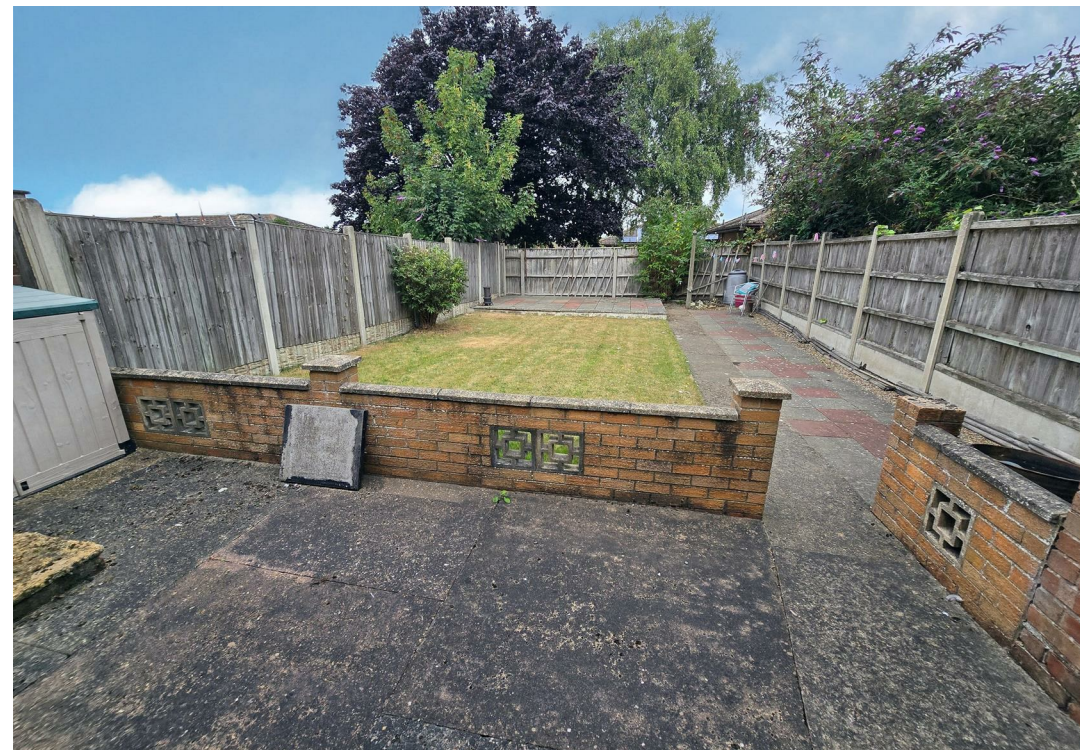
11'8" x 6'7" (3.57 x 2.02)

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.

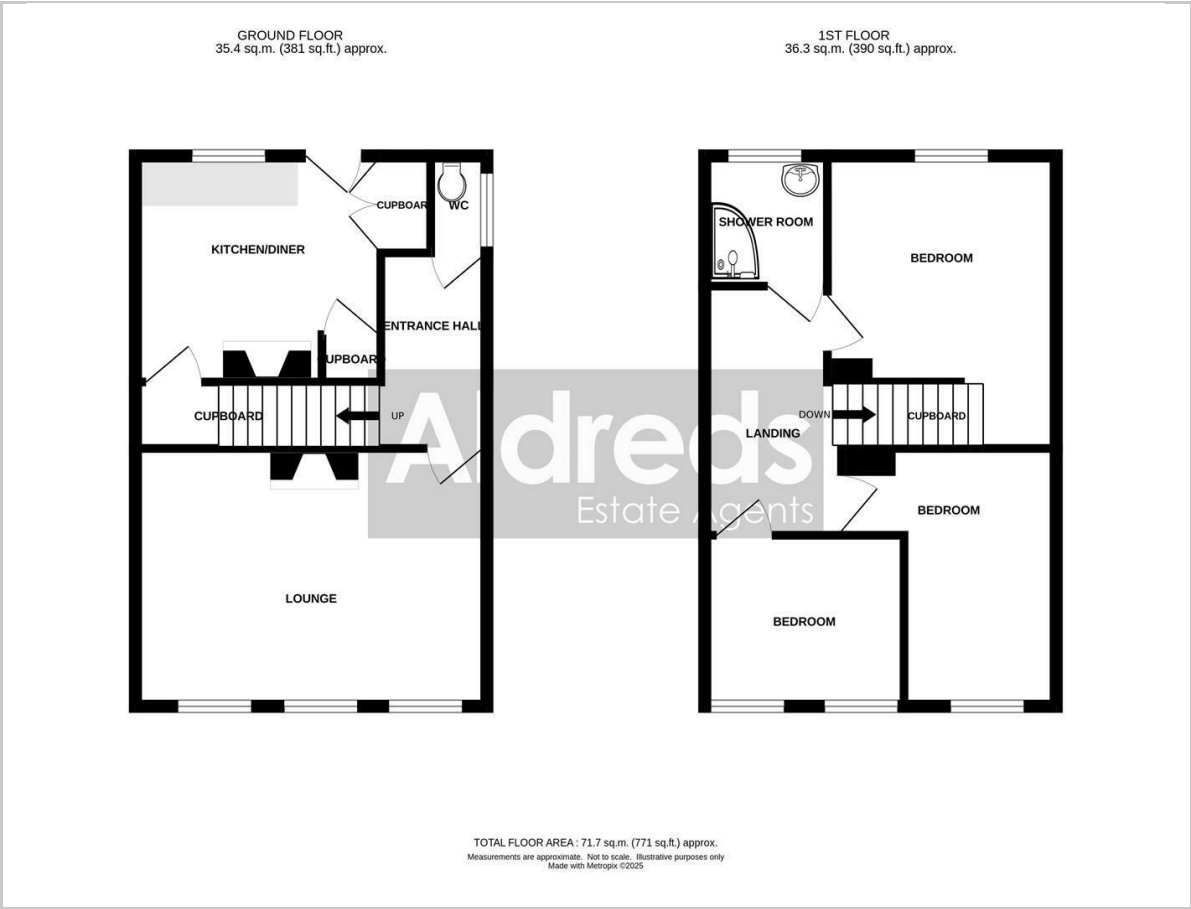
Directions

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



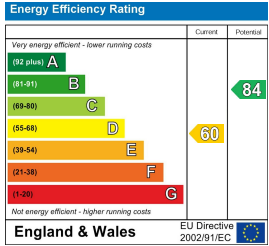
Floor Plan



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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