

Aldreds
Estate Agents



12 Catalpa Way

Gorleston, Great Yarmouth, NR31 8LD

Asking Price £180,000



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With gardens to front & rear we are delighted to offer this recently renovated and extended three bedroom mid terrace house. On the ground floor there is an entrance hall, lounge, inner hallway, kitchen and a cloakroom. The first floor offers three bedrooms and a bathroom off landing. Gas central heating and double glazing.

Entrance Hall

Entrance door

Lounge

15'10" x 11'9" (4.83 x 3.6)

Double glazed window to front aspect, radiator

Inner Hallway

Stairs to landing

Kitchen/Diner

16'0" x 10'5" (4.89 x 3.2)

Base & wall units with worktops, double glazed window to rear aspect, wall mounted gas boiler, sink with drainer, plumbing for washing machine, electric hob, electric oven, three under stair cupboards

Rear Porch

Door to rear

Cloakroom

Low level WC, hand basin

Landing

Bedroom 1

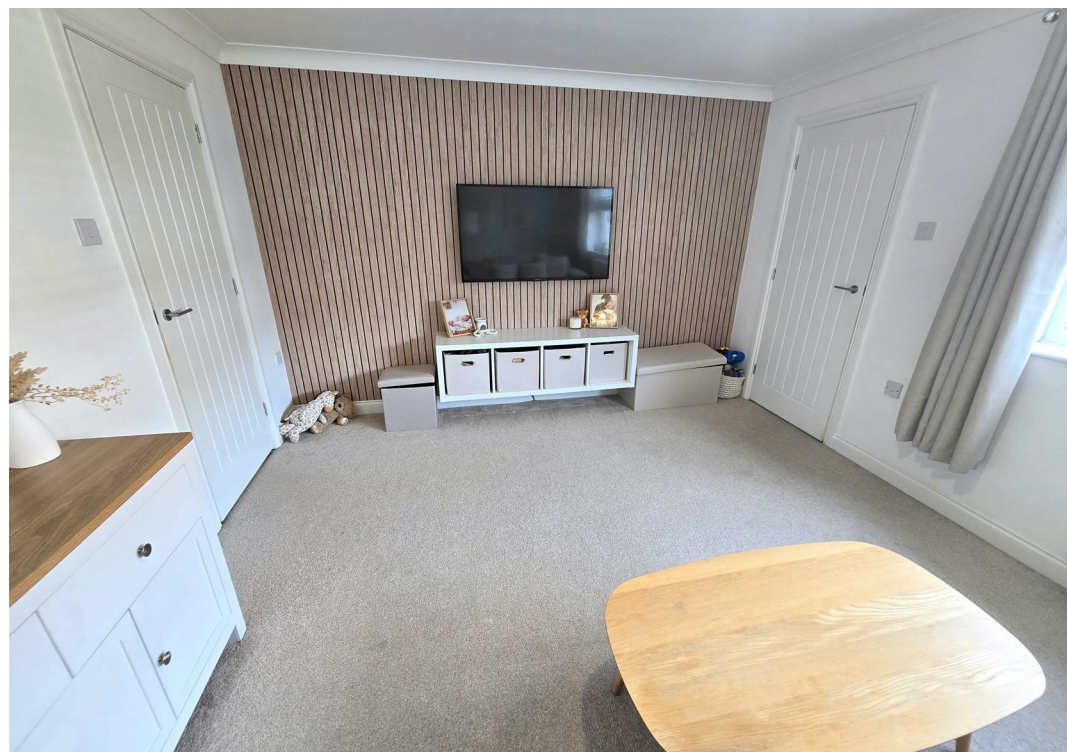
13'9" x 9'2" (4.2 x 2.8)

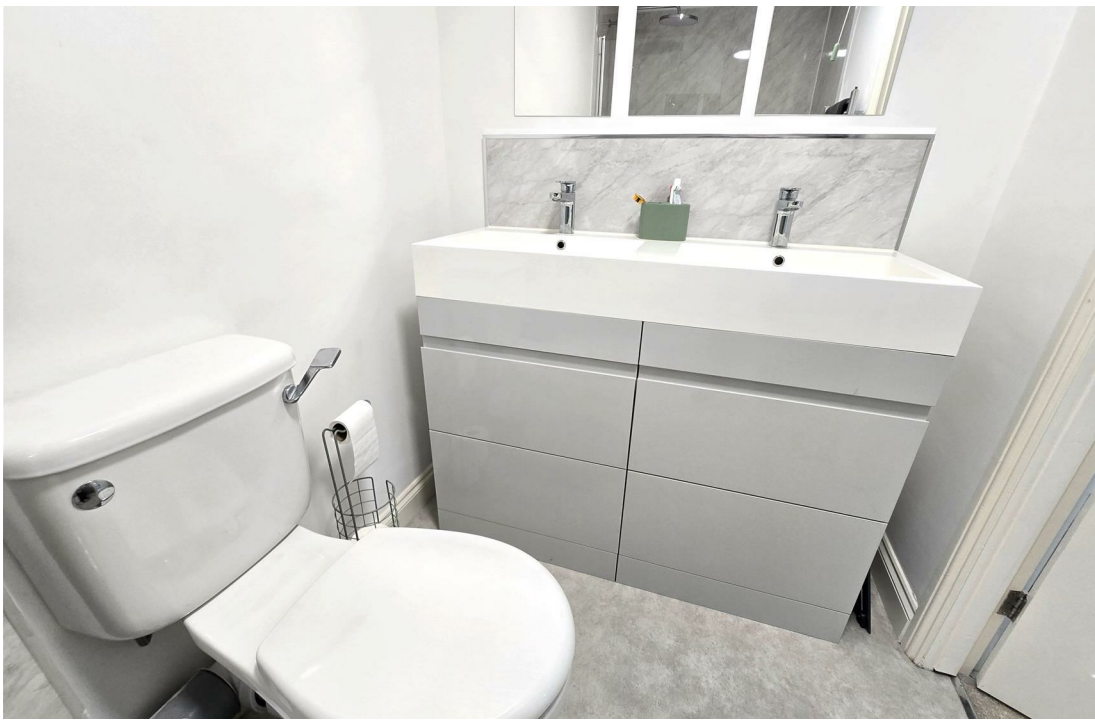
Two storage cupboards, two double glazed window to rear aspect, radiator

Bedroom 2

9'3" x 8'2" (2.82 x 2.5)

Double glazed window to front aspect, radiator





Bedroom 3

9'3" x 7'7" (2.82 x 2.32)

Double glazed window to front aspect, radiator

Bathroom

9'2" x 5'1" (2.8 x 1.55)

Panel bath with shower over, his and hers hand basins, low level WC, skylight

Outside

To the front there is a lawned garden with pathway to front door. Paved garden to rear with block shed

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band A

Location

Gorleston 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.

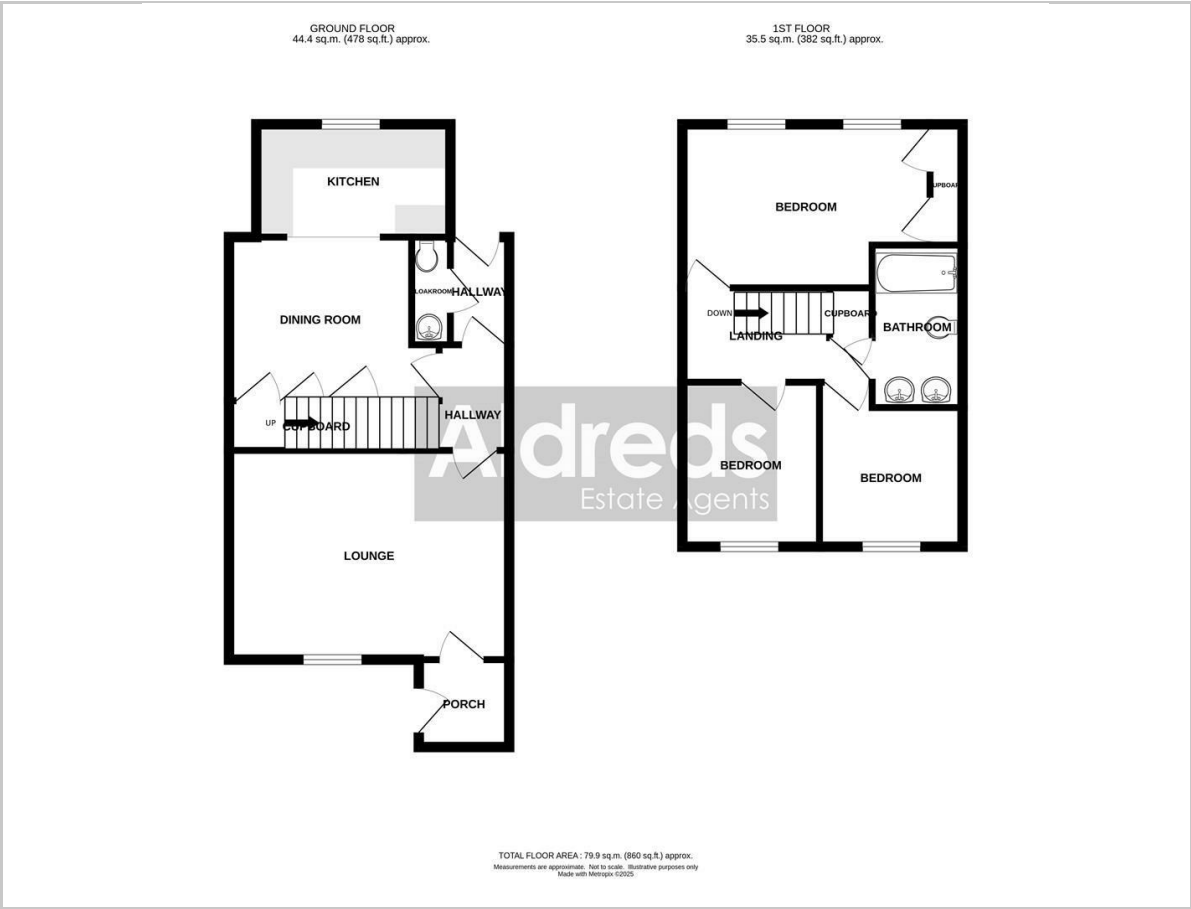
Directions

From the Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout turning right at the traffic lights in to Shrublands Way, turn left in to Almond Road where Catalpa Way is a walkway on the left.

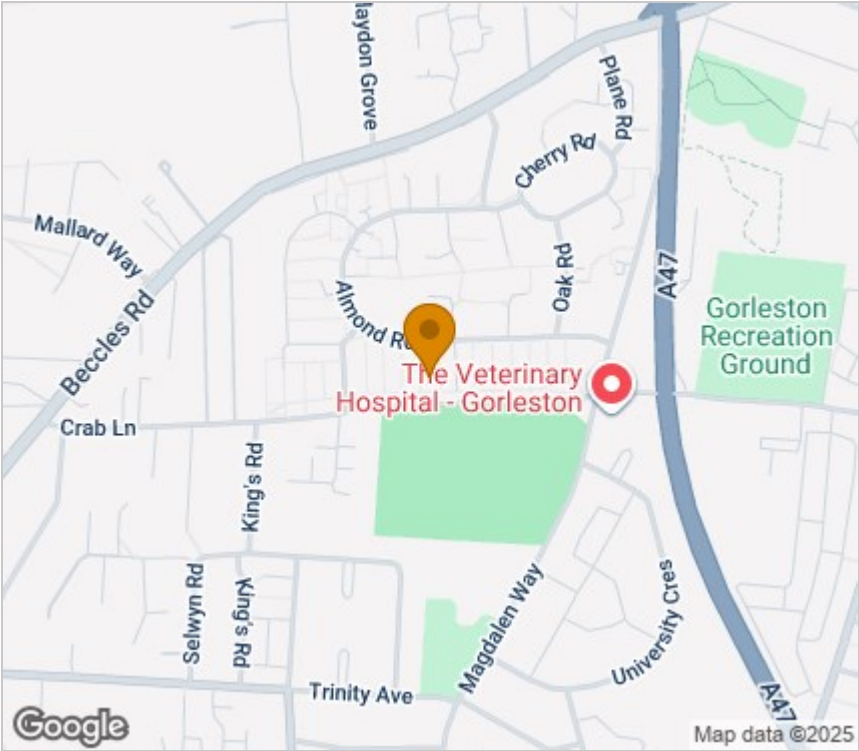
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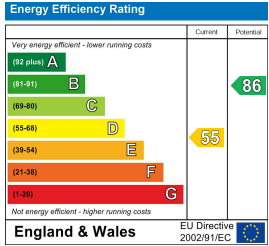
Floor Plan



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.

Disclaimer
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