

Aldreds
Estate Agents

15 Nile Road

, Gorleston, NR31 6AS

Guide Price £155,000 - £165,000



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**** GUIDE PRICE £155,000 - £165,000**** Welcome to this two-bedroom mid-terrace house is located in the heart of Gorleston. The property has been recently renovated, with the kitchen and bathroom both having been refitted in 2025. It also features a generous bisected garden, and is being sold chain-free, which can simplify and speed up the buying process.

With an EPC rating of C, the home is considered energy efficient and is an excellent option for first-time buyers looking for a modern, ready-to-move-into property. Its central location, with transport links and amenities close by, also makes it a desirable buy-to-let investment.

Sitting Room

11'5" x 11'1" (3.5m x 3.4m)

Double glazed window and door to front, radiator, access through in hall.

Inner Hall

Access to and from lounge and dining room, stairs to first floor.

Dining Room

11'5" x 7'6" (3.5m x 2.3m)

Double glazed window to rear, radiator, under stairs cupboard housing consumer unit, access to kitchen.

Kitchen

4'11" x 15'6" (1.5m x 4.73m)

Double glazed windows to rear and side, double glazed door to side, counter tops, wall mounted and under counter cupboards, integrated fridge freezer and oven, electric hob with extractor fan above, sink and draining board, vinyl floor, plumbing space for washing machine.

First Floor Landing

Access to bedrooms 1 and 2, loft hatch

Bedroom 1

11'5" x 11'5" (3.5m x 3.5m)

Double glazed window to front, radiator, fitted wardrobe





Bedroom 2

11'5" x 7'10" (3.5m x 2.4m)

Double glazed window to rear, radiator, access to bathroom

Bathroom

5'2" x 7'10" (max) (1.6m x 2.4m (max))

Double glazed window to rear, WC, bath tub, basin, heated towel rail, access to boiler cupboard housing gas combi boiler

Outside Front

Brick wall boundary, concrete path to front door, concrete courtyard

Outside Rear

Brick wall boundaries, bisected concrete path from side to side, grass lawn area, timber shed, concrete patio with path to the rear boundary.

Tenure

Freehold

Services

Mains gas, water, electricity and drainage

Council Tax

Great Yarmouth Borough Council - Band A

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Nile Road where the property can be found on the right hand side.

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.

What 3 Words

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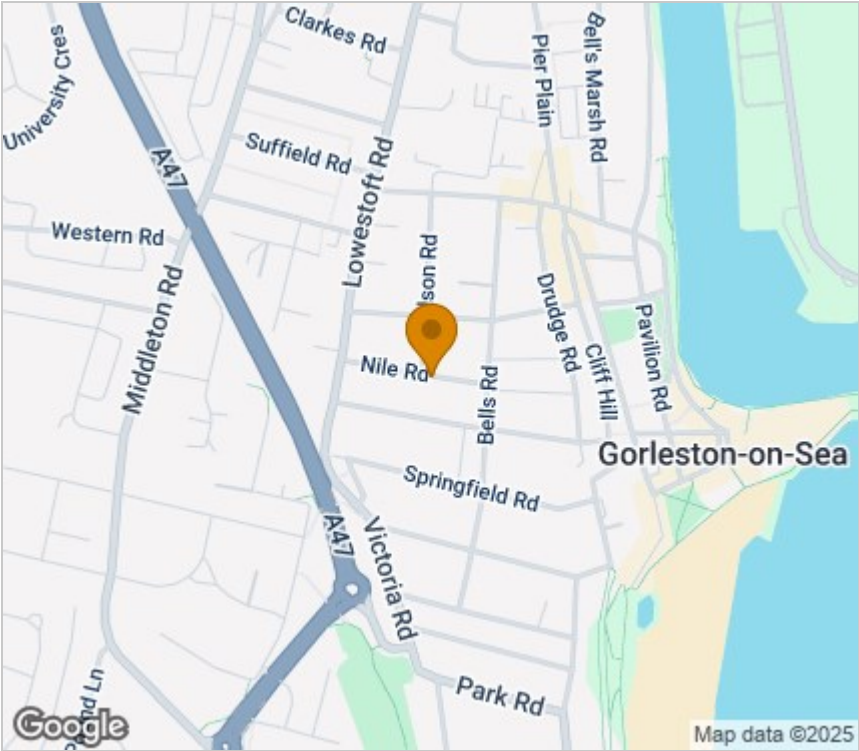
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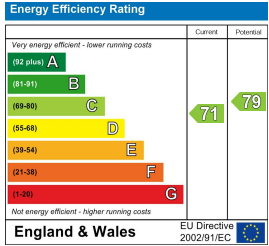
Floor Plan



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.

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