

Aldreds
Estate Agents



123 Green Lane

Bradwell, NR31 8QE

£260,000



123 Green Lane

Bradwell, NR31 8QE

This extended two-bedroom detached bungalow is located in a desirable area of Bradwell, and is being offered chain-free. Situated on a generous plot, the property benefits from a private driveway and garage. It presents an ideal renovation project for those looking to create a bespoke home.

The bungalow currently features a bathroom plus an additional shower room. Its location provides convenient access to local transport links and amenities, including shops, schools, and medical facilities, making it a well-connected and practical choice for a range of buyers.

Entrance Hall

Carpet floor, radiator, access to two bedrooms, bathroom, lounge, and dining room, loft hatch.

Bedroom One

11'9" x 11'9" (3.6m x 3.6m)

Carpet floor, radiator, double glazed window to front.

Bedroom Two

11'9" x 11'9" (3.6m x 3.6m)

Carpet floor, radiator, double glazed windows to front and side, decorative stone fireplace.

Lounge

9'6" x 20'8" (2.9m x 6.3m)

Carpet floor, radiator, double glazed French doors to rear, access to shower room.

Shower room

5'2" x 8'2" (1.6m x 2.5m)

Vinyl floor double glazed window to rear double glazed door to side WC basin and vanity unit shower cubicle with wall mounted shower heated towel rail

Dining room

11'9" x 10'9" (3.6m x 3.3m)

Carpet floor, double glazed window to side, radiator, built-in cupboards housing electric meter and airing cupboard, access to kitchen.

Bathroom

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

Vinyl floor, WC, bathtub, sink and vanity unit, heated towel rail.

Kitchen

11'9" x 7'10" (3.6m x 2.4m)

Tile floor, double glazed window to rear, wall mounted gas boiler, access to side porch/utility, laminate countertops, wall mounted and under counter cupboards, stainless steel sink and draining board, integrated oven with gas hob and extract a fan above.





Side Porch/Utility

4'7" x 10'2" (1.4m x 3.1m)

Tile floor, double glazed windows to front, side and rear, double glazed door to rear, laminate countertop with under counter cupboard, polycarbonate roof.

Outside Front

Concrete driveway leading to garage to rear, artificial grass lawn, with mixture of shrubs, hedge row boundaries.

Outside Rear

Grass lawn, timber shed, timber fence boundaries with mixed shrubs, concrete path running behind property to the rear doors.

Services

Mains gas, electric, water and drainage

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band C

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.

What 3 Words

///organisms.appealed.statue

Ref

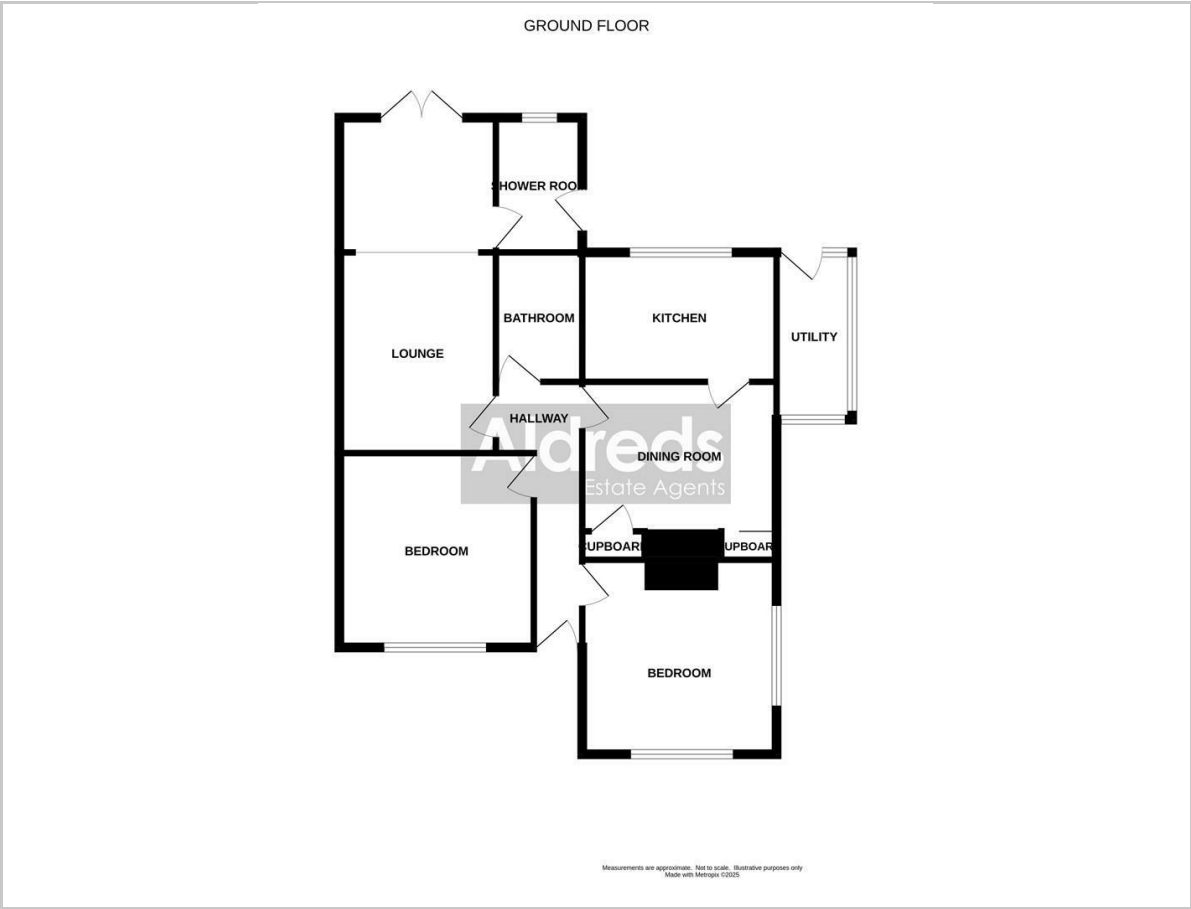
G18379/09/25

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, continue over the next set of traffic lights, just after the Sun Public House turn right into Sun Lane, follow the road round to the left into Green Lane where the property can be found.



Floor Plan



Viewing

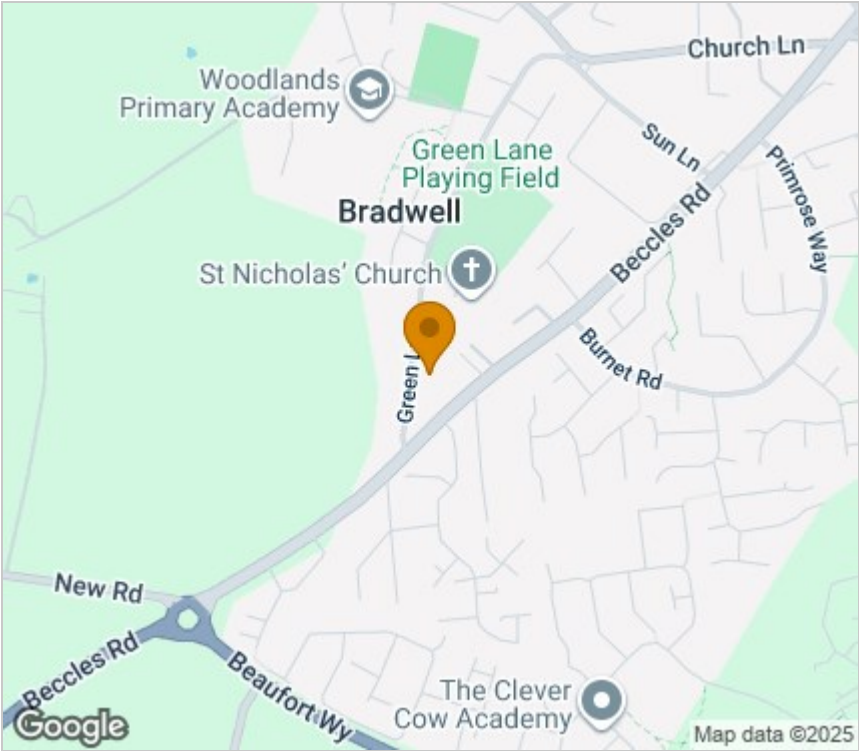
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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.

Area Map



Energy Efficiency Graph

