

Aldreds
Estate Agents



71 Colomb Road

Gorleston, Great Yarmouth, NR31 8BU

£210,000



71 Colomb Road

Gorleston, Great Yarmouth, NR31 8BU

This quirky semi-detached house offers spacious accommodation and benefits from gas central heating and double glazed windows. The south/south-west facing rear garden has a covered entertaining space, vegetable garden and a workshop. No onward chain.

Lounge/Diner

22'9" x 14'1" plus bay (6.93m x 4.29m plus bay)

UPVC double glazed entrance door. Exposed floorboards. Four designer radiators. Staircase with turned wood balustrade to first floor landing. Door with double glazed panel to the rear garden.

Kitchen

10'0" x 9'1" (3.05m x 2.77m)

Wood effect worktops with cupboards and drawers below. White single drainer sink with mixer tap. Tiled splashback. Space for electric cooker. Matching wall cupboards. Exposed floorboards. Radiator. Wall mounted gas fired combination boiler. Boarded ceiling. UPVC double glazed window to side aspect.

Bathroom/Utility

10'4" x 9'2" max (3.15m x 2.79m max)

Roll top bath with claw and ball feet. Large shower cubicle with a thermostatic mixer shower, shower attachment and a rainfall fitting above. Twin wash basins with mixer taps and cupboards below. WC with high cistern and chain flush. Worktop and utility space below with plumbing for washing machine and tumble dryer. Designer radiator. UPVC double glazed windows to side and rear. Double glazed skylight window.

First Floor

Landing

Exposed floorboards. Loft access hatch. Panelled doors to all three bedrooms off the landing.

Bedroom 1

14'0" x 11'0" (4.27m x 3.35m)

Exposed floorboards. Designer radiator. Open wardrobe with shelves and hanging rails. Smooth plaster ceiling. UPVC double glazed windows with folding shutters to front.

Bedroom 2

11'5" x 8'5" (3.48m x 2.57m)

Exposed floorboards. Designer radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect.





Bedroom 3

9'11" x 9'0" (3.02m x 2.74m)

Fitted carpet. Designer radiator. Smooth plaster ceiling. Loft access hatch. UPVC double glazed window to rear aspect.

Outside

A pathway and a gate to the side of the property leads to the rear garden which has a large decked patio area and a covered deck seating area with storage and a cupboard for an outside television. The middle section of the garden is paved and the rear section is set out as vegetable plot. A timber built workshop stands towards the rear boundary and measures 3.61m x 2.87m (11'10" x 9'5") with decked flooring, light and power, double glazed window. Adjoining the workshop is a decked covered area. Outside cold water tap to the side of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - 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 Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Continue past East Anglian Way on the left and take the next left onto Colomb Road. The property will be found on the left hand side.

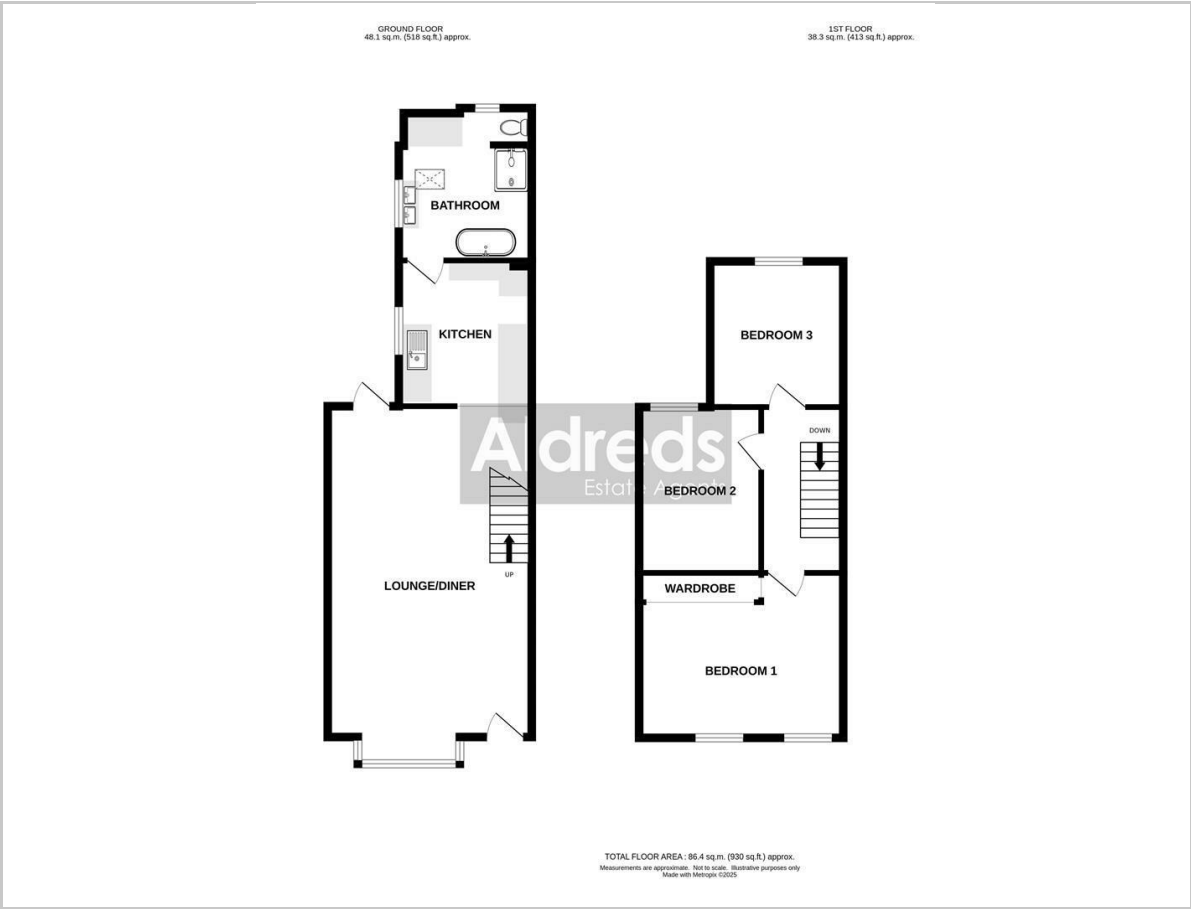
what3words

///linen.civil.chatters

Ref: G18383/09/25



Floor Plan

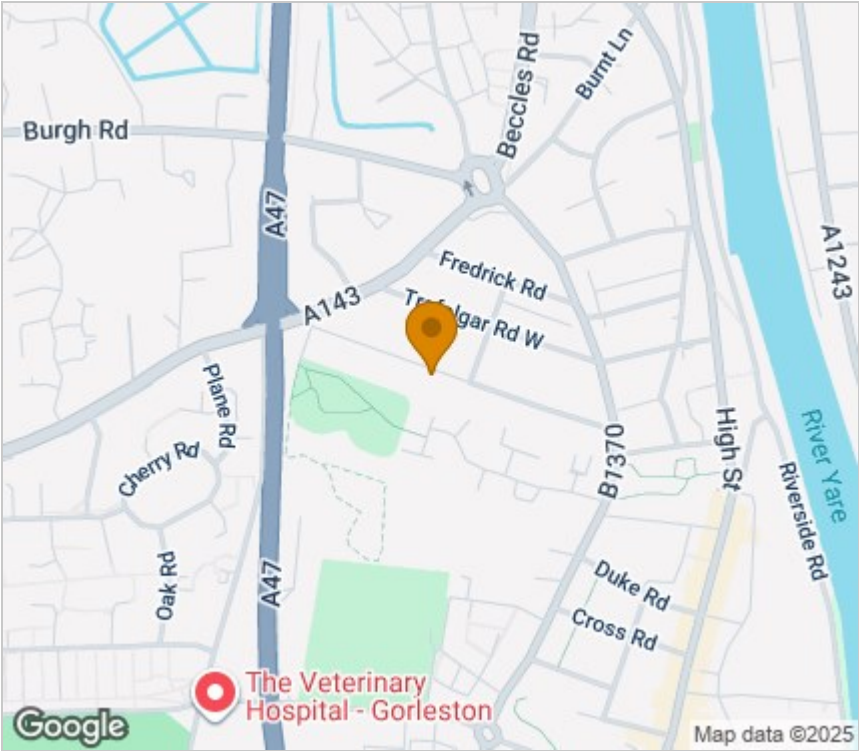


Viewing

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
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

