



Aldreds  
Estate Agents

22 South Road  
Gorleston, NR31 6AW  
Offers Over £145,000



# 22 South Road

Gorleston, NR31 6AW

**\*\*CHAIN FREE\*\*** A superb opportunity to acquire this chain-free, two-bedroom mid-terrace house situated in Gorleston Town Centre. This home offers modern efficiency thanks to recent significant upgrades, including new windows changed in 2024 and a gas combi boiler and radiators scheduled to be updated in 2025. With gas central heating and double glazing throughout, the property is ready for somebody to move into and make their own.

Its prime location provides easy access to excellent transport links and amenities close-by. This low-maintenance property is ideal for first-time buyers or investors seeking a refreshed home in a highly convenient and popular area.

## Lounge

**11'9" x 13'5" max (3.6m x 4.1m max)**

Laminate floor, double glazed door to front, double glazed windows to front and side, radiator, access to stairs and dining room.

## Dining Room

**11'9" x 11'5" (3.6m x 3.5m)**

Carpet floor, double glazed window to rear, radiator, access to under stairs cupboard, access to kitchen.

## Kitchen

**6'6" x 14'9" (2.0m x 4.5m)**

Vinyl floor, double glazed windows to rear and side, double glazed door to side leading into rear porch, laminate countertops, space for gas oven, fridge freezer, wall mounted and under counter storage, sink and draining board.

## Rear Porch

**4'3" x 5'2" (1.3m x 1.6m)**

Concrete floor, double glazed door and window to rear, polycarbonate roof, plumbing for washing machine.

## Front Bedroom

**11'9" x 11'1" (3.6m x 3.4m)**

Carpet floor, radiator, double glazed windows to front, over stairs cupboard.

## Rear Bedroom

**11'9" x 11'5" (3.6m x 3.5m)**

Carpet floor, radiator, double glazed window to rear, over stairs cupboard, access through to bathroom, built-in wardrobe.





#### Bathroom

6'6" x 9'10" (2.0m x 3.0m)

Tile floor, electric heater, bath with wall mounted electric shower, basin with vanity unit, WC, built-in storage cabinet, double glazed window to rear, wall mounted gas combi boiler.

#### Outside Front

Concrete floor, brick wall boundary with iron gate, concrete path to front door.

#### Outside Rear

Concrete floor, timber fence boundaries with brick wall boundary to neighbor, timber gate into rear alley.

#### Tenure

Freehold

#### Services

Mains gas, electric, water, 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, just before the parade of shops turn left into Englands Lane, take the second turning on the right into Bells Road, turn left into South Road where the property can be found on the left hand side.

#### Location

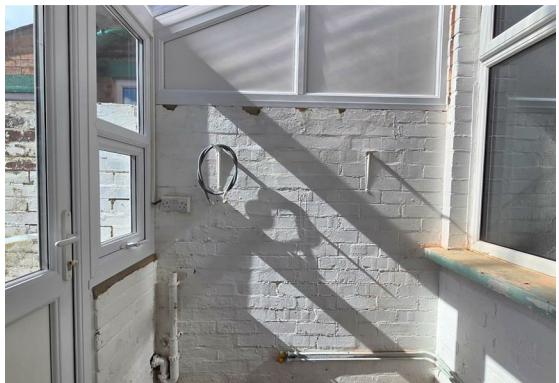
Gorleston is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

#### What 3 Words

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#### Ref

G18385/09/25



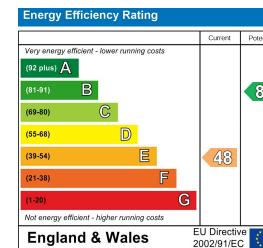
## Floor Plan



## 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.

### Disclaimer

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