

Aldreds
Estate Agents



9 St. Nicholas Gardens, Bradwell, Great Yarmouth, NR31 8QF

£150,000





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9 St. Nicholas Gardens

Bradwell, Great Yarmouth, NR31 8QF

- End Terraced House
- No Onward Chain
- Entrance Hall
- Kitchen/Diner
- Double Glazed Windows
- 2 Double Bedrooms
- In Need of Updating and Improvement
- Lounge
- Utility Room and Small Conservatory
- Rear Garden

This 2 bedroom end of terrace house is in need of updating and improvement and presents an opportunity for a buyer to create a comfortable home in a popular area close to amenities. The property is offered for sale with no onward chain.



Entrance Porch 4'5" x 4'5" (1.35m x 1.35m)

UPVC dark wood effect entrance door with patterned double glazed panel and double glazed side panels. Night storage heater. Single glazed window to side.

Entrance Hall

Stairs to first floor landing.

Lounge 12'11" x 12'10" (3.94m x 3.91m)

Electric radiator. Fire surround with a raised tiled hearth. Low built-in storage cupboard. Built-in under stairs storage cupboard. Double glazed bow window to front aspect.

Kitchen/Diner 16'4" x 10'7" (4.98m x 3.23m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Space with electric cooker point. Electric radiator. Double glazed window to rear aspect.





Utility Room/Rear Hallway 8'0" x 7'11" (2.44m x 2.41m)

Plumbing for washing machine. Single glazed window to side. UPVC dark wood effect door with patterned double glazed panel to the rear garden. UPVC double glazed doors to conservatory.

Conservatory 7'3" x 6'2" (2.21m x 1.88m)

Electric radiator. Two double power points. Polycarbonate roof. UPVC double glazed windows to side and rear.

First Floor

Landing

Electric radiator.

Bedroom 1 13'1" x 10'11" (3.99m x 3.33m)

Built-in over stairs wardrobe/storage cupboard. Double glazed window to front aspect.

Bedroom 2 10'8" x 8'8" max, 8'5" min (3.25m x 2.64m max, 2.57m min)

Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Built-in wardrobes. Loft access hatch. Double glazed window to rear aspect.

Directions



Bathroom 5'6" x 4'8" (1.68m x 1.42m)

White shower bath with tiled surround and an electric shower unit above. Pedestal wash basin. Part tiled walls. Double glazed window to rear aspect.

Separate WC

White WC. Part tiled walls. Double glazed window to rear.

Outside

The rear garden is overgrown and in need of maintenance. Brick built storage shed and adjoining coal shed. Please be aware that the front garden is owned and maintained by the Council.

Tenure

Freehold.

Services

Mains water, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council: Band B

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and 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 and just after the Sun Public House, turn right into Sun Lane. At the end of Sun Lane, the road leads round to the left into Green Lane. Take the second right hand turn into St Nicholas Gardens, following the road round to the right and the property will be found towards the end on the left.

what3words

///roughness.jazzy.aspect

Ref: G18398/10/25

Floor Plans



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.

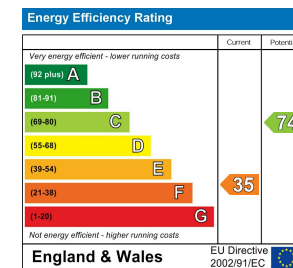
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Location Map



Energy Performance Graph



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