



4, Strowger Court, Dock Tavern Lane
Gorleston, NR31 6GD
Offers Over £180,000



4, Strowger Court, Dock Tavern Lane

Gorleston, NR31 6GD

This tastefully modern two-bedroom mid-terrace house, built in 2017, is offered chain free and is ideally positioned in a central Gorleston location. The property features a private driveway to the front and has been finished to a contemporary standard throughout, making it an ideal purchase for first-time buyers, professionals or investors alike.

Internally, the accommodation comprises two well-proportioned double bedrooms, while to the rear is a private and secure garden, perfect for relaxing or entertaining. Conveniently located just a short distance from the beach, the home also benefits from excellent transport links and a wide range of local amenities close by.

Entrance Hall

Laminate floor, double glazed window to front with fitted blinds and door to side, stairs to first floor, access to kitchen, lounge, WC and under stairs cupboard.

Lounge

13'10" x 9'8" (4.23m x 2.97m)

Laminate floor, double glazed window and french doors with fitted blinds to rear, radiator.

Kitchen

6'8" x 8'7" (2.04m x 2.64m)

Laminate floor, laminate counter top with integrated cooker and gas hob with extractor fan, space for washing machine and American style fridge freezer, over and under counter cupboard, including boiler.

WC

6'8" x 3'9" (2.04m x 1.16m)

Vinyl floor, radiator, WC, basin.

Landing

Carpet floor, loft hatch, access to two bedrooms and bathroom.

Bedroom 1

13'10" x 9'4" (4.23m x 2.85m)

Carpet floor, two double glazed windows with fitted blinds to rear, radiator.





Bedroom 2

11'8" x 7'8" (3.58m x 2.34)

Carpet floor, two double glazed windows with fitted blinds to front, radiator, built in cupboard.

Bathroom

7'3" x 6'5" (2.22m x 1.96m)

Vinyl floor, WC, basin with vanity, bath tub, wall mounted shower with glass screen, heated towel rail.

Outside Front

Tarmac driveway, path to front door, wrought iron fence boundaries.

Outside Rear

Patio with timber fence boundaries with gate access to side.

Tenure

Freehold

Services

Mains gas, electric, water, drainage

Council Tax

Great Yarmouth Borough council - Band A

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 the Gorleston office head straight over the road and down Dock Tavern Lane where the property can be found on the left hand side.

What 3 Words

///bakers.nicely.socket

Ref

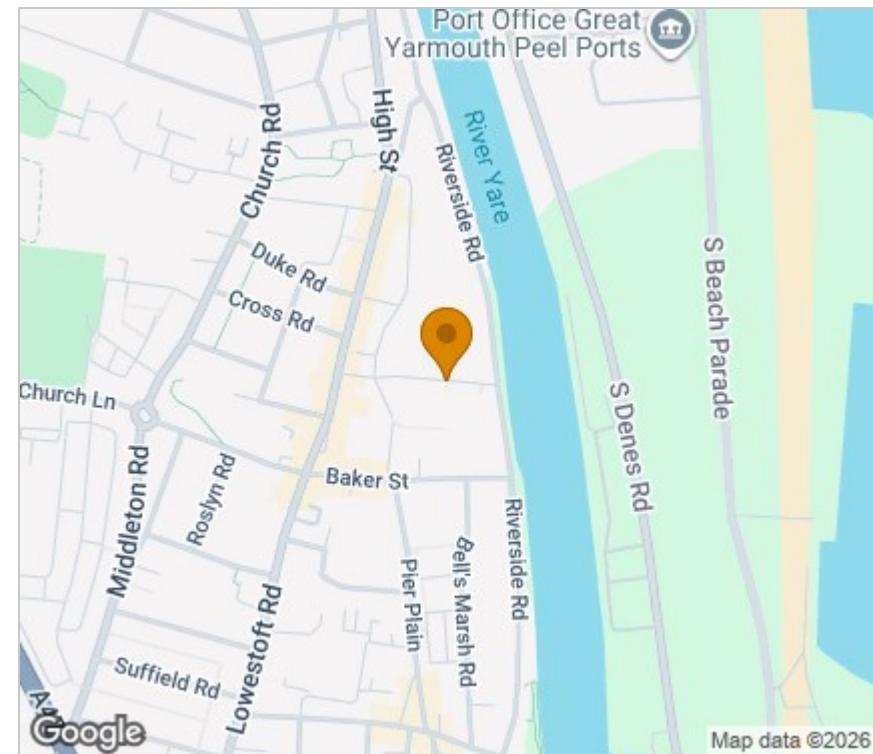
G18433/01/26



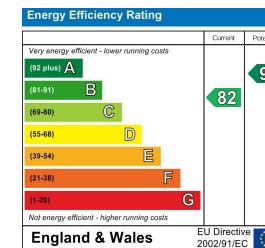
Floor Plan



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

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.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA