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£120,000



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1 St Catherines Way Gorleston, NR31 7QB

- **FIRST FLOOR FLAT**
- **LOUNGE DINING ROOM**
- **FITTED KITCHEN**
- **GROUND FLOOR ENTRANCE**
- **LARGE REAR GARDEN**
- **GAS CENTRAL HEATING**
- **CLOSE TO AMENITIES**
- **uPVC DOUBLE GLAZING THROUGHOUT**
- **EPC C74**
- **CHAIN FREE & VACANT**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

ENTRANCE HALL 6' 4" x 6' 7" (1.94m x 2.0m) max

Walk through the modern part glazed front door and arrive in the ground floor Entrance Hall. The perfect place to store shoes and hang up coats, featuring a wood effect floor, storage cupboard, uPVC sealed unit double glazed window, a double power socket and stairs lead you to the first floor and the main living space.

LANDING

The fitted carpet continues through the landing, there's a uPVC sealed unit double glazed window, a cupboard houses your Combi boiler and doors lead off to both Bedrooms, Bathroom and ...

LIVING DINING ROOM 14' 0" x 11' 1" (4.26m x 3.37m)

The Lounge has a fitted carpet and also features a uPVC sealed unit double glazed window with radiator underneath and views into the rear Garden, plenty of power points, TV and phone points. Access to the Kitchen is also found here.

KITCHEN 9' 8" x 6' 1" (2.94m x 1.85m)

The Kitchen features a range of base & wall units with High Gloss cream doors and drawers with wood effect laminate worktop over and tiled splash-back surround. A single bowl stainless steel sink with mixer tap sits underneath a uPVC double glazed window with views out over the rear garden. Space is provided for a free standing oven, washing machine or dishwasher and fridge. Vinyl flooring is underfoot, power points, central ceiling light and a radiator also feature.

BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m)

Your Bathroom includes a white suite comprising of a low level WC, pedestal sink with hot and cold tap and a full length panel bath again with hot and cold taps. The walls have been mainly tiled and there is a wood effect floor under foot. A uPVC sealed unit double glazed window and radiator also features.

MASTER BEDROOM 11' 1" x 11' 0" (3.37m x 3.36m)

Accessed from the Landing, the master Bedroom benefits from a double door cupboard offering vital storage space and a uPVC sealed unit double glazed window which has views over St Catherines Way, there are plenty of power points and a radiator also features.

BEDROOM TWO 9' 8" x 7' 8" (2.95m x 2.34m) max

The second Bedroom also features a fitted carpet as well as a uPVC sealed unit double glazed window, radiator, power points and a very handy storage cupboard.

OUTSIDE

To the front of the property, a pathway leads you to the front door. To the left hand side, side access into your rear garden can be found. Mainly laid to lawn with established shrubs.

COUNCIL TAX

GY Borough Council Band A

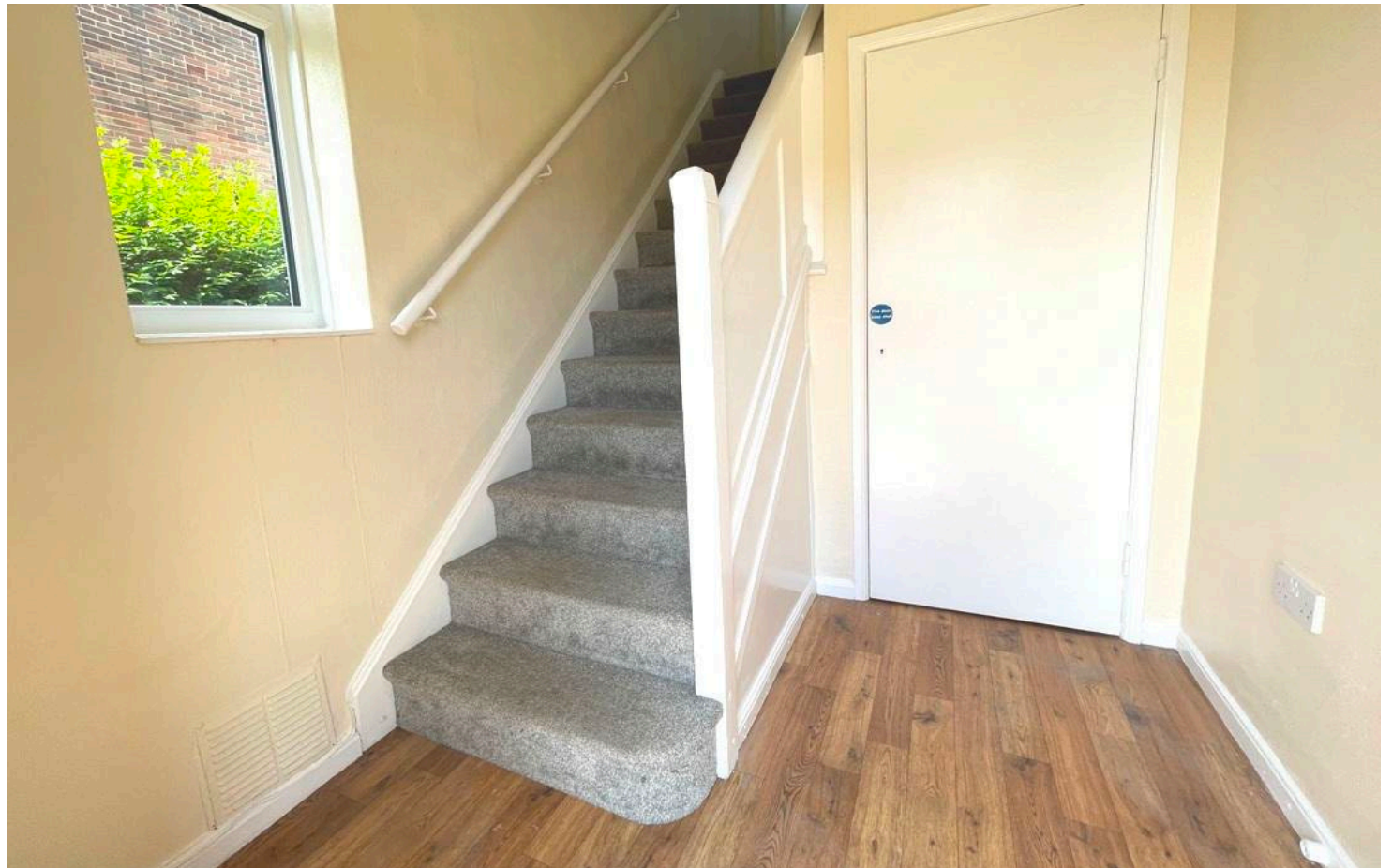
SUMMARY

Whether you are a first time buyer looking to get on the ladder or a buy-to-let investor, this could be the property for you. Chain free and good to go, to view call us now.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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CHAIN FREE TWO BEDROOM FIRST FLOOR FLAT - COMPETE WITH GARDEN

We are delighted to offer For Sale this lovely first floor flat that is well presented throughout & comes with a fitted Kitchen, Living Room / Diner, 2 Bedrooms and a Bathroom and all the creature comforts of Gas Central Heating & Double Glazing.

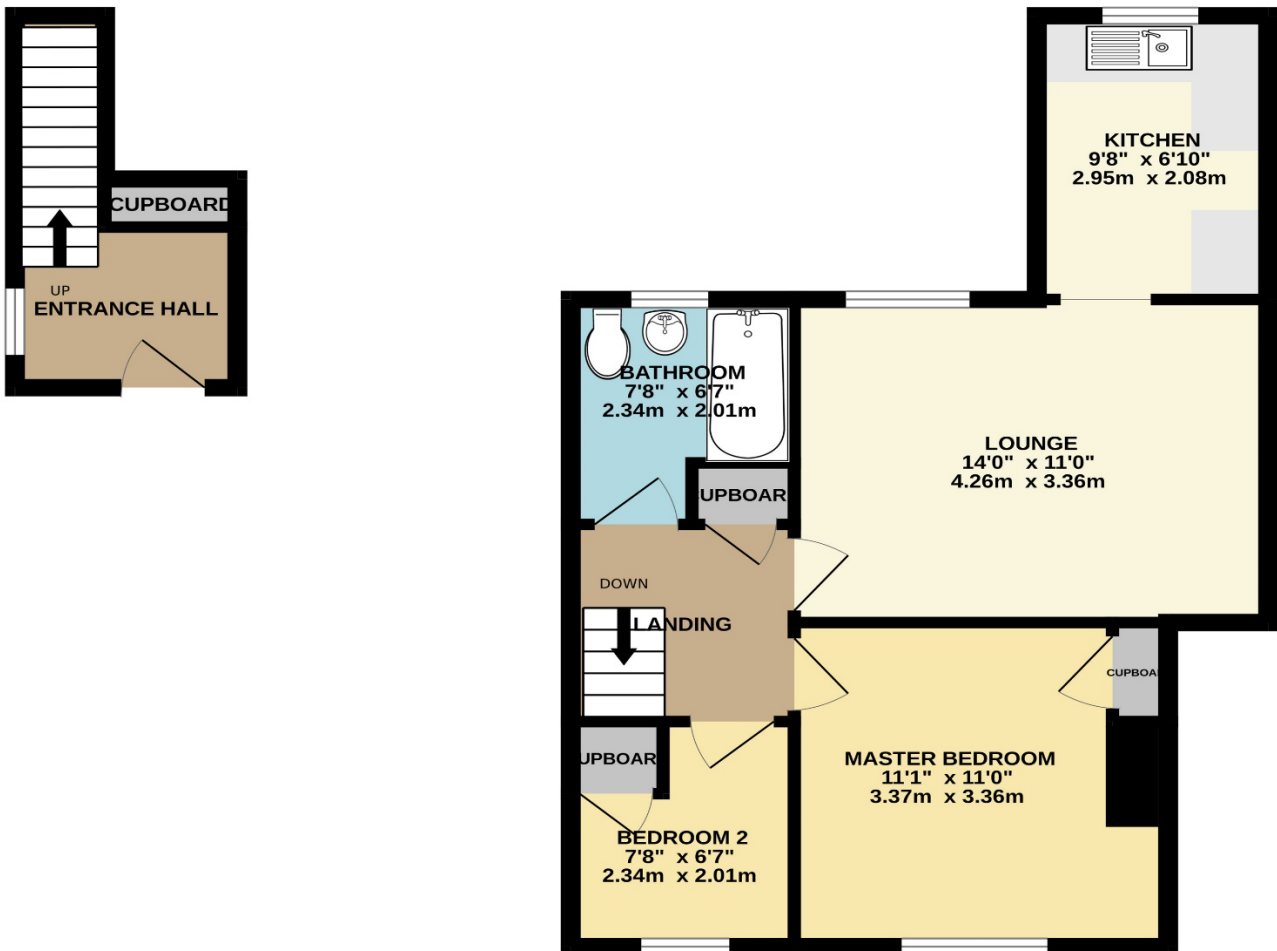
There's also a large Garden to Rear

PERFECT FIRST TIME BUY or INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES.

Number 1 St Catherines Way is located in a very popular area, convenient for schools, shops and the fantastic Gorleston seafront. Close to the A47 and A143 this lovely property is only a few miles from the town of Great Yarmouth with its vibrant seafront and historic market place. With easy access to the Norfolk countryside and broads this is an ideal area from which to explore the beautiful surrounding areas.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



1 ST CATHERINES WAY, GORLESTON

TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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