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Lowestoft 01502 733399

Gorleston 01493 658854

£97,500



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56 Bells Road Gorleston, NR31 6AN

- ONE DOUBLE BEDROOM
- ENSUITE SHOWER ROOM
- LARGE LOUNGE
- OPEN PLAN KITCHEN
- GROUND FLOOR WC
- SUPER HOLIDAY HOME POTENTIAL
- SOME DOUBLE GLAZING
- GAS CENTRAL HEATING
- REQUIRING UPDATING
- EXCELLENT INVESTMENT OPPORTUNITY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Lounge Diner 5.74m x 3.83m (18' 10" x 12' 7")

Enter through the part-glazed front door into the Lounge of this super opportunity. A uPVC sealed unit double glazed window allows an abundance of natural daylight in. This huge Reception features a radiator, your staircase leads up to all first-floor rooms and an opening leads you into your ...

Kitchen 3.83m x 1.78m (12' 7" x 5' 10")

Your compact Kitchen is open plan to the Lounge and requires full renovation. There's a window and plenty of plumbing for the sink and washing machine and a door leads you into your ...

Rear Lobby

An external door leads you outside and an internal to your handy downstairs Loo.

WC 0.90m x 1.20m (2' 11" x 3' 11")

Features a low level WC and wash hand basin.



FIRST FLOOR

Landing

At the top of the stairs, your Landing features your 'combi' boiler and a door leading to ...

Master Bedroom 3.75m x 3.15m (12' 4" x 10' 4")

This huge Bedroom features a uPVC sealed unit double glazed window to front aspect and a radiator.

Ensuite Shower Room 2.38m x 1.82m (7' 10" x 6')

Your half-tiled Shower Room features a suite comprising of a shower cubicle, pedestal sink and low level WC. There's also a radiator, opaque window and vinyl floor.



OUTSIDE

Gardens

To the front a brick wall allows a bit of privacy, while to the side access is available to your back door.

Council Tax

G Y Borough Council Band A

EPC D

SUMMARY

If you are in the market for a restoration project with a view to live in it, rent it or even use as a holiday home, with a bit of graft, this could be a dream home.

There's a good combi boiler, some double glazing, therefore new Kitchen, shower room, floor coverings and décor and your in business.

Call us to view.



BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

AN END TERRACED HOUSE IN GORLESTON REQUIRING RESTORATION

We are pleased to offer for sale this excellent refurbishment opportunity. The accommodation comprises of a large Lounge Diner, open-plan Kitchen, rear Lobby and WC on the ground floor, while upstairs a huge Master Bedroom and Ensuite Shower Room.

With some graft and vision, this would make a perfect first home, rental property or even a holiday home.

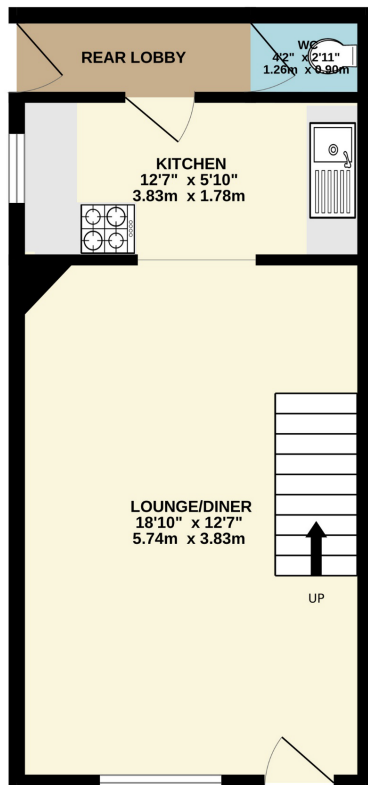
NO ONWARD CHAIN

LOCATION AND AMENITIES

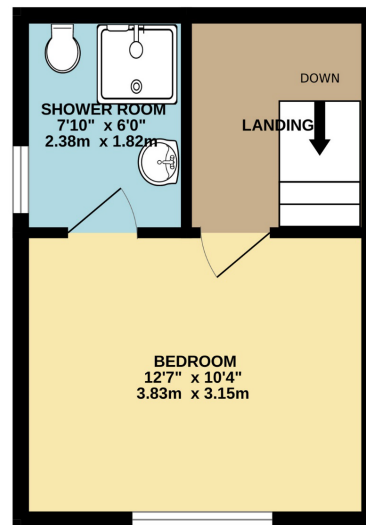
Located on the very popular Bells Road, a thriving community and convenient for a range of local amenities such as shops, pubs and a literally less than half a mile is the Seafront of Gorleston with the stunning sandy beach, all within easy walking distance. A short ride into Great Yarmouth from there Norfolk's excellent public transport network is available with links to Norwich and London or why not take a trip out to the beautiful Broads and Countryside.

Contact: The One Online Team | Phone: 01493 658854 | Email: info@one-estates.co.uk

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



56 BELLS ROAD, GORLESTON

TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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