



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

oieo

£185,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

25 Fredrick Road Gorleston, NR31 8BN

- EXCELLENTLY PRESENTED
- OPEN PLAN LOUNGE
- THREE 'OFF LANDING' DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC C
- PLEASANT NEIGHBOURHOOD
- GROUND FLOOR BATHROOM
- MODERN FITTED KITCHEN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance Porch 1.60m x 0.85m (5' 3" x 2' 9")

Through the modern part-glazed front door into your Porch. The perfect place to kick off your shoes and hang up your coat while a glazed internal door leads you into your ...

Lounge Diner 6.98m x 4.18m (22' 11" x 13' 9") plus bay

This charming 'open-plan' Reception is rustic, yet spacious and cosy with wood flooring, exposed brickwork and your carpeted staircase leading up to all first floor rooms.

Formerly two rooms, the front of the Lounge-Diner features a beautiful bay with uPVC sealed unit double glazing to front aspect and a radiator.

At the dining end, ample space of provided for your family dining suite and a handy storage cupboard is located under your stairs and an opening leads you in to your ...

Inner Lobby

The link between your living room and kitchen also houses your central heating boiler.

Bathroom 3.12m x 1.35m (10' 3" x 4' 5")

A modern contemporary suite comprises of a panel bath with shower and glass screen over, vanity wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window allows an abundance of natural daylight, vinyl is laid to floor and a heated towel rail radiator is also included.

Kitchen 4.20m x 2.30m (13' 9" x 7' 7") max

Your Kitchen features a range of base and wall units fitted to two walls complete with modern 'shaker' style doors and drawers with a roll edge worktop over. Ample space and plumbing is available for your automatic washing machine, dishwasher and also space for your fridge freezer and cooker. Your circular stainless-steel sink is located here and a uPVC sealed unit double glazed window allows beautiful views over your rear Garden. Vinyl is laid to floor and your glazed back door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a fitted carpet, a handy storage cupboard and doors to all Bedrooms.

Master Bedroom 4.18m x 3.22m (13' 9" x 10' 7")

Running the whole width of your new home, Bedroom one features a uPVC sealed unit double glazed window, fitted carpet underfoot and radiator.

Bedroom 2 3.62m x 2.58m (11' 11" x 8' 6")

Located centrally, Bed 2 features a uPVC sealed unit double glazed window, radiator and laminate floor.

Bedroom 3 2.81m x 2.69m (9' 3" x 8' 10")

The smallest of the three is still a good size double with a uPVC sealed unit double glazed window overlooking your rear Garden, a built in cupboard, radiator and laminate floor.

OUTSIDE

Front Garden

Up a couple of steps into your charming walled front Garden. A path leads you to your front door.

Rear Garden

Your 'Sun-Trap' south facing rear Garden is very private and enclosed by fence. Mainly laid to lawn with a border packed with shrubs and plants. There's a timber shed, outside tap and nearest the back of the house there's a patio and timber decked area, perfect for sitting out, a family barbecue or even a spot of alfresco dining.

Council Tax

Great Yarmouth Council Band B

SUMMARY

This is the perfect first time or investment buy. The property is in very good order and has had many new upgrades.

To view, simply call us on the numbers on page one of this brochure

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.



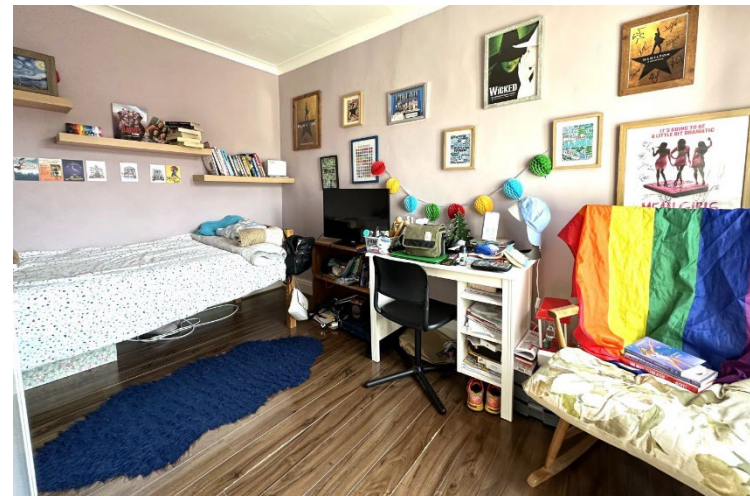
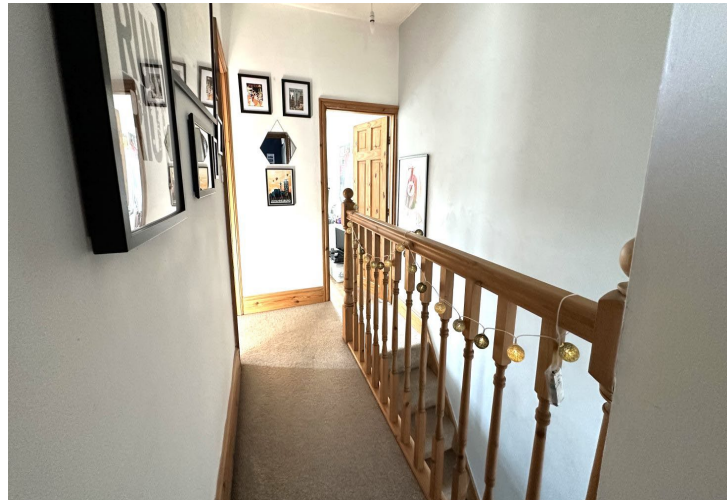
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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.



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.



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.



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.

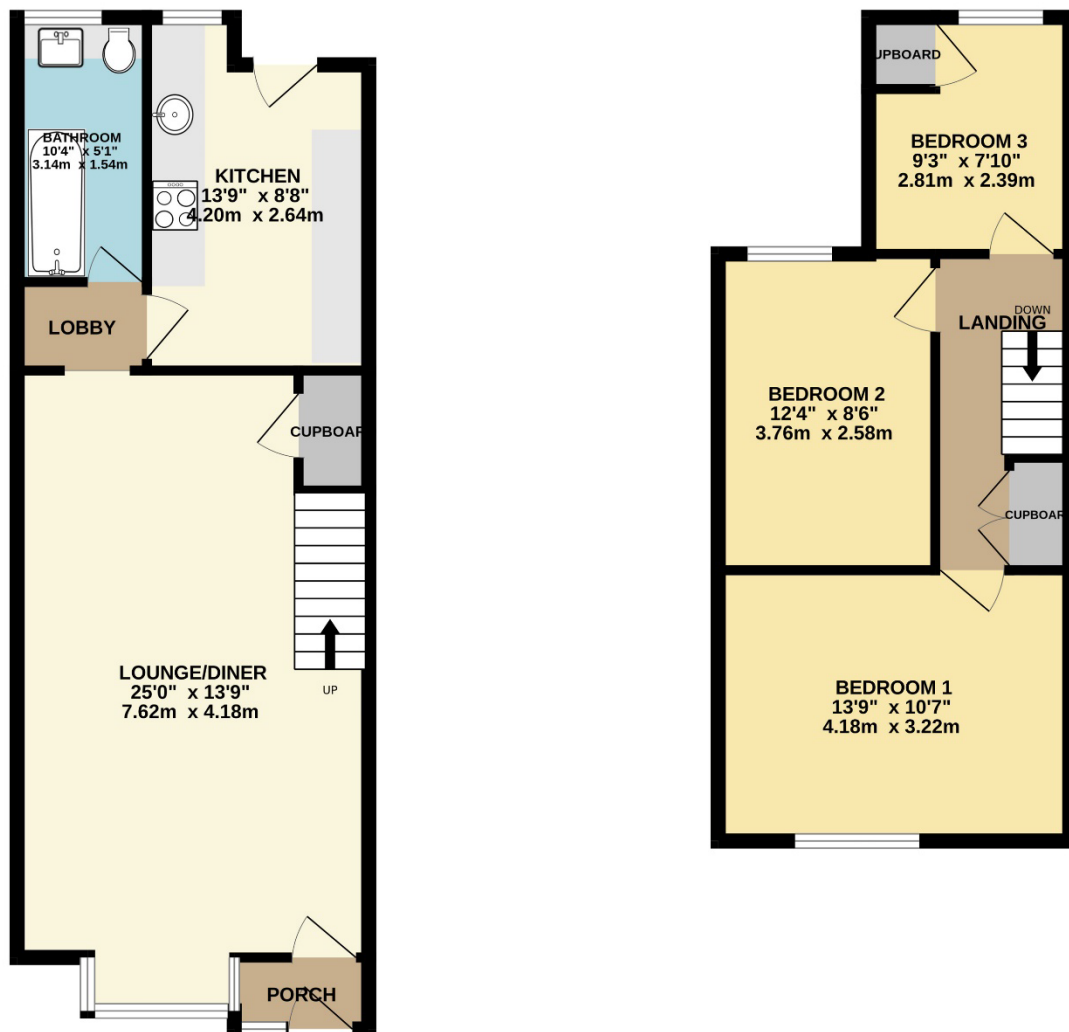
A BEAUTIFULLY PRESENTED TERRACED HOUSE IN GORLESTON

We are delighted to offer for sale this delightfully rustic and charming mid terraced house in Gorleston. Your accommodation comprises of a 25ft 'Open-Plan' bay fronted Lounge Diner, modern fitted Kitchen and Bathroom on the ground floor while upstairs, three double Bedrooms all off Landing. All this with gas central heating and double glazing, there's also a 'Sun-Trap' south facing rear Garden
OVER 900 sq ft of LIVING

LOCATION & AMENITIES

Located on the very popular Fredrick Road, the link between Beccles Road and Church Road, the property is convenient for a range of local amenities such as shops, pubs and a little further away is the Seafront of Gorleston which is all within easy walking distance or you can take a short bus 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 ride out to the beautiful Broads and Countryside.

Contact: Steve Newsham | Mobile: 07785 581002 or Office: 01493 658854 | Email: steve@one-estates.co.uk



25 FREDERICK ROAD, GORLESTON

TOTAL FLOOR AREA: 906 sq.ft. (84.2 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.
Made with Metropix ©2024

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.