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**£205,000**



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## **56 Leman Road Gorleston, NR31 6DE**

- EXCELLENTLY PRESENTED END TERRACE
- THREE DOUBLE BEDROOMS
- CONTEMPRARY KITCHEN DINER
- MANY NEW UPGRADES
- LIGHT BRIGHT LOUNGE TO REAR
- SOUGHT AFTER LOCATION CLOSE TO GORLESTON BEACH
- GAS CENTRAL HEATING
- GARDENS TO FRONT & REAR
- DOUBLE GLAZING THROUGHOUT
- CLOAKROOM WC

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Through the modern part-glazed front door into your Entrance Hall. Vinyl is laid to floor, there's a radiator, huge storage cupboard and your carpeted staircase leads you upstairs to all first-floor rooms. Doors and openings lead off to your Kitchen, Lounge and ....

**Cloakroom WC** 1.50m x 0.90m (4' 11" x 2' 11")  
Essential for the growing family is the Downstairs Loo! A suite comprises of a low-level WC, wash hand basin, radiator and vinyl floor covering. An opaque uPVC sealed unit double glazed window attracts an abundance of natural daylight.

**Kitchen Diner** 4.70m x 2.60m (15' 5" x 8' 6")  
A range of base and wall units are fitted to two walls complete modern contemporary flat doors and drawers with a square edge worktop and upstand over.

Integrated appliances include an induction hob and oven below; there's a tall fridge freezer and plumbing and space is made available for your automatic washing machine.

Your one -and-a-half bowl sink and drainer with swan neck mixer tap is located under your uPVC sealed unit double glazed window with lovely views over your front Garden.

Ample space is provided for a small dining suite, there's a radiator and large built in larder cupboard. Your recently upgraded Combi boiler is also located in the Kitchen.

**Lounge** 5.40m x 3.52m (17' 9" x 11' 7")  
Located at the rear of the property, your beautiful Lounge features a large uPVC sealed unit double glazed window plus a glazed door leading out to your rear Garden. There's a sumptuous, fitted carpet underfoot, a radiator and stunning timber feature wall.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing features A storage cupboard, fitted carpet and doors lead off to all three Bedrooms and your family Bathroom.

**Master Bedroom** 4.37m x 3.58m (14' 4" x 11' 9")  
*narrowing to 2.72m*  
Located at the rear of the property, Bedroom one features a uPVC sealed unit double glazed window to rear Garden views, radiator and fitted carpet.

**Bedroom 2** 3.78m x 3.58m (12' 5" x 11' 9")  
*narrowing to 3.30m*  
A lovely light and bright a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator

**Bedroom 3** 2.65m x 2.68m (8' 8" x 8' 10")  
The smallest of the three is still a good size and features a uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator.

**Bathroom** 2.03m x 1.78m (6' 8" x 5' 10")  
Your Bathroom is the only room that hasn't undergone a refurbishment. Though it is clean and tidy, it would benefit from a new suite and décor. An opaque uPVC sealed unit double glazed and radiator featured.

### OUTSIDE

#### Gardens

Your very pleasant front Garden is maintenance free and enclosed by fence.

To rear, your private walled rear Garden is mainly laid to lawn and features a patio perfect for a bit of alfresco dining.

### SUMMARY

If you are a first-time buyer looking to get on the housing ladder or and investor, this is the perfect property at a great price.

To view, simply call 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.





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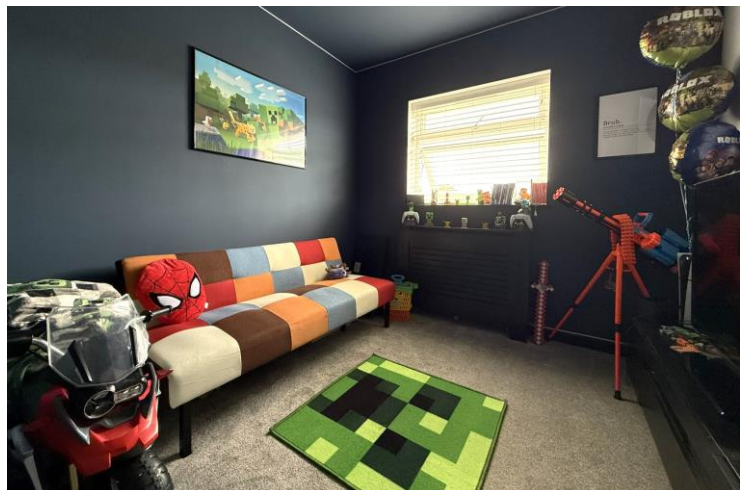




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## BEAUTIFUL CONTEMPORARY 3 BED END TERRACE IN POPULAR LOCATION

We are delighted to offer for sale this lovely three bed family home located in the popular and sought after cul-de-sac of Leman Road, just a stone's throw from Gorleston Beach. The property had undergone modernisation over the last couple of years, however there are still a couple of cosmetic items to finish. Your accommodation comprises of an Entrance Hall leading to your Cloakroom WC, Kitchen Diner and Lounge on the ground floor, while upstairs three double Bedrooms and Bathroom. Complete with the creature comforts of upgraded gas central heating and uPVC double glazing, outside pleasant Gardens to front and rear.

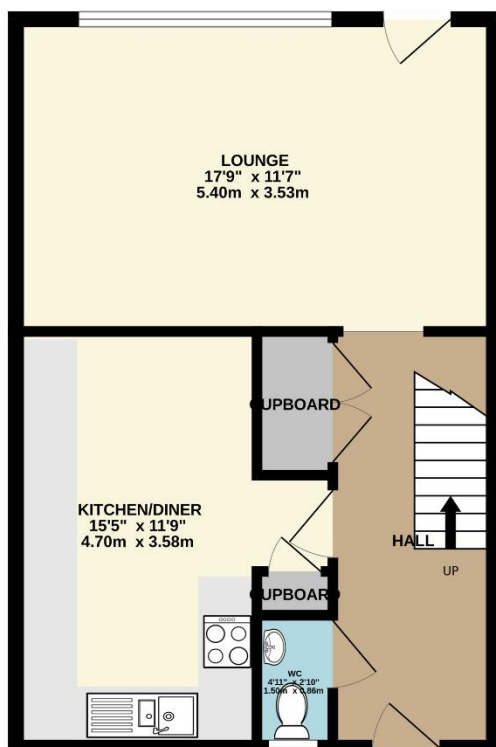
**MANY NEW UPGRADES | OVER 950 sq ft of LIVING**

### LOCATION AND AMENITIES

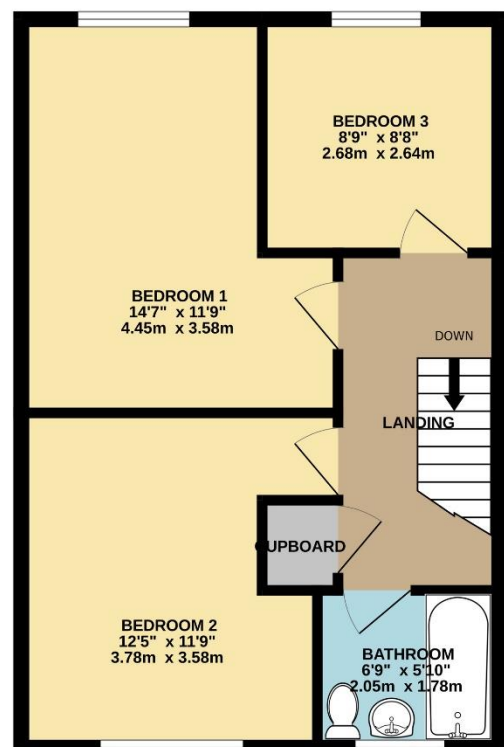
Leman Road is located in the heart of this popular neighbourhood in the seaside town of Gorleston-on-Sea, just off the A47 and less than a mile from Gorleston's beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside a short drive away. Local amenities such as the James Paget Hospital, Gorleston High Street, a range of schools and Norfolk's superb local and national public transport network are all close at hand.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | e-mail: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.5 sq.m.) approx.



56 LEMAN ROAD, GORLESTON

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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