

£275,000



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52b Church Road, Gorleston, NR31 6LN

- **REQUIRES UPDATING THROUGHOUT**
- **OVER 960 sq ft of LIVING**
- **DOUBLE GLAZING**
- **GARAGE AND PARKING**
- **WALLED GARDEN**
- **EX RENTAL PROPERTY PROJECT**
- **GAS CENTRAL HEATING**
- **SOUGHT AFTER LOCATION**
- **CONSERVATORY**
- **NO ONWARD CHAIN**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

A DETACHED PROPERTY SET IN PRIVATE WALLED GROUNDS - CLOSE TO TOWN CENTRE

We are delighted to offer FOR SALE this three bed detached family home located in a very popular neighbourhood in the seaside town on Gorleston. Anyone who requires a detached home with a garage, plenty of parking but doesn't have the time to care for a large garden, well this one is for you! Your accommodation comprises of a Lounge, Conservatory, Kitchen Dining Room and Cloakroom WC on the ground floor while upstairs two Double Bedrooms, a Jack and Jill style en-suite and Single Bedroom. Complete with the modern creature comforts of gas central heating and uPVC double glazing.

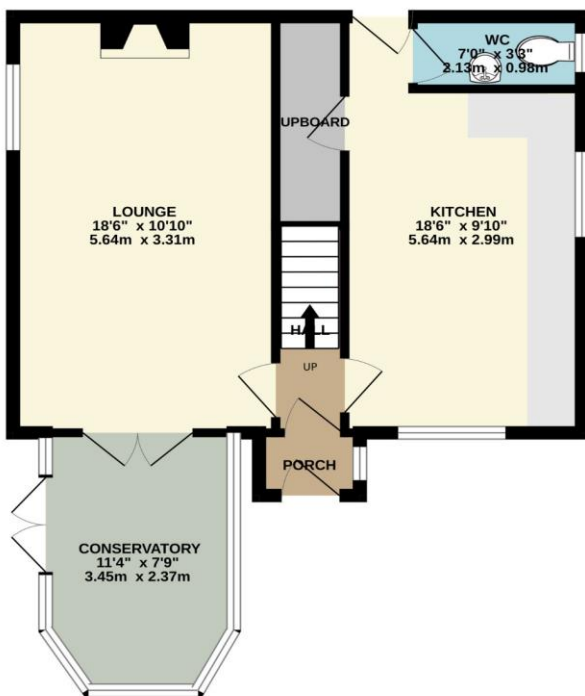
THIS IS AN EX RENTAL PROPERTY & REQUIRES SOME COSMETIC UPGRADES NO ONWARD CHAIN.

LOCATION AND AMENITIES

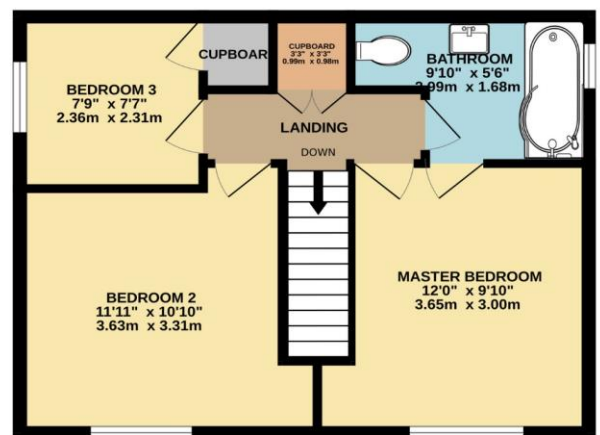
Only a few hundred metres from the town centre of the wonderful seaside town of Gorleston on Sea, this modern property stands proud in private walled grounds. Convenient for a range of facilities such as high street brands, pubs, restaurants, good schools and the beautiful sandy beach only a mile away. Just inland, the fine City of Norwich and market towns of Beccles are available, a bus and rail network, not forgetting the Broads and stunning Norfolk countryside literally on your doorstep.

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

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



52B CHURCH ROAD, GORLESTON

TOTAL FLOOR AREA : 961 sq.ft. (89.3 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

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.