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OFFERS IN EXCESS OF:

£125,000



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92 Lemman Road Gorleston, NR31 6DF

- BEAUTIFUL MAISONETTE
- TWO DOUBLE BEDROOMS
- EPC C
- MANY NEW UPGRADES
- LOUNGE DINER
- CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- DOUBLE GLAZED THROUGHOUT
- PLENTY OF STORAGE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Entrance Hall

Through the modern part-glazed front door into your Entrance Hall. Your carpeted staircase leads you up to your living accommodation, there's a radiator and two good size storage cupboards.

FIRST FLOOR

Landing

At the top of the stairs, your Landing / Inner Hallway features another storage cupboard, your airing cupboard, a fitted carpet and doors lead off to both Bedrooms, your Bathroom and ...

Lounge / Diner 5.00m x 3.83m (16.40ft x 12.57ft) narrowing to 3.56m

A lovely light and bright 'L' shaped living space with a uPVC sealed unit double glazed window to front aspect. There's a fitted carpet and radiator featured and ample space is provided for your sofas and dining suite. A door leads you in to your ...

Kitchen 2.66m x 2.37m (8.73ft x 7.78ft)

A range of base and wall units are fitted to three walls complete with maple effect slab type doors and drawers with a roll edge worktop over. Ample space has been provided for your automatic washing machine, cooker and tall fridge freezer. Ceramic tiling has been applied to floor, further tiling acts as a splashback above the worktops and a stainless steel sink and drainer is located under your uPVC sealed unit double glazed window.

Master Bedroom 4.37m x 2.61m (14.34ft x 8.56ft)

A good sized Bedroom one with a uPVC sealed unit double glazed window to rear Garden views, radiator and fitted carpet.

Bedroom 2 3.61m x 2.15m (11.84ft x 7.05ft)

The smallest of the two is still a good size and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.03m x 1.77m (6.66ft x 5.81ft)

Completely modernised and upgraded in a contemporary style, your Bathroom features a suite comprising of a panel bath with shower and screen over, a vanity sink and low level WC. Beautiful tiling has been laid to floor and wall, there's a heated towel rail radiator and opaque uPVC sealed unit double glazed window. Wallow in luxury.

OUTSIDE

Gardens & Parking

You will benefit from communal Gardens which are looked after by Orbit and are very well maintained. To the front there's a lawn area and a path leading up to your front door, and to the rear a larger area mainly laid to lawn surrounded by an abundance of mature trees, shrubs and plants.

Parking is available off road for all residents.

Council Tax

Great Yarmouth Borough Council Band A

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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BEAUTIFUL 2 BED MAISONETTE IN PLEASANT LOCATION

We are delighted to offer for sale this lovely apartment located in the popular and sought after cul-de-sac of Leman Road, just a stones throw from Gorleston Beach. Set in pleasant Gardens at the end of this cul-de-sac, your accommodation comprises of an Entrance Hall on the ground floor complete with plenty of storage, while upstairs a large Lounge Diner, fully fitted Kitchen, recently upgraded modern contemporary Bathroom and two double Bedrooms. Complete with the creature comforts of gas central heating and uPVC double glazing, there's also plenty of parking and communal Gardens.

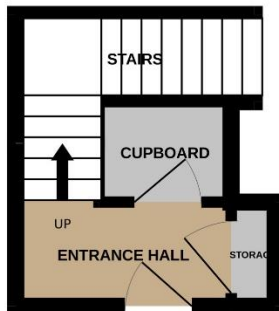
MANY NEW UPGRADES | OVER 655 sq ft of LIVING

LOCATION AND AMENITIES

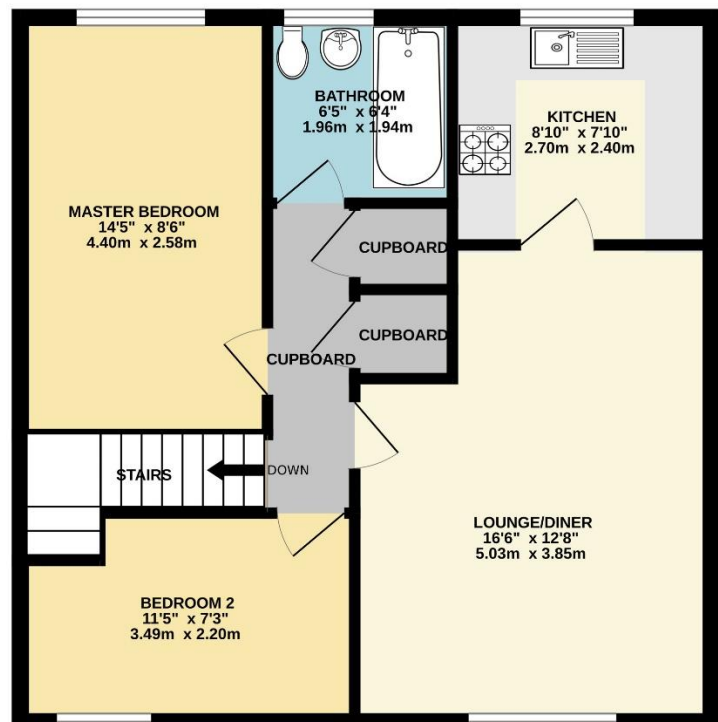
Leman Road is located in the heart of this popular estate in the seaside town of Gorleston-on-Sea, just off the A47 and less than a mile from Gorleston's beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside a short drive away. Local amenities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

Contact: The ONE ONLINE Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk

GROUND FLOOR
82 sq.ft. (7.7 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



92 LEMAN ROAD, GORLESTON

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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.
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