



Lower Cliff Road, Gorleston Great Yarmouth NR31 6AB

welcome to

Lower Cliff Road, Gorleston Great Yarmouth

A well presented 2 bed mid-terraced house. Situated within the sought after location of Gorleston-On-Sea.



Lounge

11' 6" x 11' 6" Max (3.51m x 3.51m Max)

Welcoming living area, with DG window & uPVC door to front aspect, carpeted flooring, ceiling light, TV point, radiator, coved ceiling, wall sockets, 2 x inset alcoves & lovely feature brick built fireplace with

Dining Room

12' 7" Max x 7' 10" (3.84m Max x 2.39m)

DG window to rear aspect, carpeted flooring, 2 x inset alcoves, coved ceiling, radiator, ceiling light, power points & door to kitchen

Kitchen

10' 6" x 12' 11" Max (3.20m x 3.94m Max)

Modern & well-appointed kitchen with DG opaque window & uPVC door to rear aspect. A range of wall and base units with complimentary marble effect roll top worksurfaces over, 1.5 bowl stainless steel sink & drainer with mixer tap, built in electric oven & hob with extractor over, plumbing for washing machine & tumble dryer, space for free standing fridge/freezer, laminate flooring, power points, boiler, ceiling light & partially tiled walls

W/c

Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

DG window to front aspect, carpeted flooring, ceiling & wall lights, wall sockets, radiator & 1x double & 1x single built in storage cupboard & over bed inset shelving unit

Bedroom Two

7' 10" x 12' 6" (2.39m x 3.81m)

DG window to rear aspect, carpeted flooring, built in storage cupboard, wall sockets, radiator, ceiling light & access to family bathroom

Bathroom

Modern bathroom suite with opaque window to side aspect, panelled bath with Victorian traditional mixer tap with handset, W/C, wash hand basin, laminate flooring, partially tiled walls & vertical chrome heated

radiator

Rear Garden

A stunning fully enclosed landscaped garden to rear with a combination of shingle and a well designed patio area, with a small artificial lawn & a charming veranda & decking area, with outdoor stove, creating a picturesque and inviting outdoor space to enjoy. Planted with potted plants & mature trees with small timber storage shed to side

Front Exterior

Aesthetically pleasing front exterior, with low level brick wall for added privacy & small path leading to front entrance



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welcome to

Lower Cliff Road, Gorleston Great Yarmouth

- *CHAIN FREE* 2 Bedroom Mid-Terraced House
- Enviaible Coastal Location
- Close to Amenities
- Double Glazing & Gas Central Heating
- Tastefully Decorated Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107308 - 0012

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