









welcome to

Burgh Road, Gorleston Great Yarmouth

NEW TO MARKET Welcoming this 2 bedroom detached bungalow on a substantial plot with heaps of potential.













Entrance Hall Lounge

11' 8" x 8' 9" (3.56m x 2.67m)

Double Glazed window to side aspect, Carpeted flooring, Electric storage heater, Electric fireplace with surround, ceiling light & wall lights, Sliding doors leading to garden room.

Dining Room

14' 9" x 7' 5" (4.50m x 2.26m)

Double Glazed window to rear, carpeted flooring, airing cupboard including immersion heater & storage space, fireplace with surround, ceiling light.

Kitchen

11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window to side aspects, wall and base units, sink with drainer and mixer tap, larder cupboard, space for cooker, washing machine & fridge/freezer, carpeted flooring, ceiling light, UPVC door to rear garden

Garden Room

18' 4" x 6' 5" (5.59m x 1.96m)

Double glazed windows to rear and side aspects, sliding doors leading to rear garden, Carpeted flooring, wall lights

Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to front aspect, storage heater, carpeted flooring, ceiling light

Bedroom 2

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to front aspect, carpeted flooring, storage heater, ceiling light

Loft Space

Double glazed windows to side aspect, Carpeted flooring, ceiling lights, alcove storgae. Currently seperated as two rooms.

Bathroom

2 double glazed windows to side aspect, laminate

flooring, corner shower cubicle, storage heater, hand wash basin, seperate room with WC.

Front Garden

The front of the property compromises of a brickweave driveway with a garage, part laid to lawn, stoned frontage along with plants, shrubbery and trees. Two side gates which lead to the rear of the property. Along with steps up to the entrance door.

Rear Garden

Fully enclosed part patio slabs & part laid to lawn, With 2 ponds surrounded by plants, trees and shrubbery. This rear garden has heaps of potential and offers a large outdoor living space.





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Burgh Road, Gorleston Great Yarmouth

- **Substantial Plot**
- Garage & Drive
- **Enviable Location**
- Generous size bungalow
- Garden Room

Tenure: Freehold EPC Rating: E

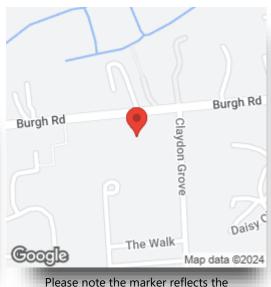
offers in excess of

£325,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107560



Property Ref: WEA107560 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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