



Avondale Road, Gorleston Great Yarmouth NR31 6DJ

welcome to

Avondale Road, Gorleston Great Yarmouth

A modern one-bedroom flat. Ready to be enjoyed by its new owners.



Entrance Hall

Enter via a secure communal entrance, leading to flat.

parking

Entrance to flat, comprises of solid wood flooring, ceiling light, and doors allowing access to ground floor reception rooms

Shower Room

10' 4" x 4' 7" (3.15m x 1.40m)

Opaque double glaze window to side aspect.

Pedestal wash hand basin, wall mounted vanity storage unit, electric shaver point, W/C, built in shower cubicle, with electric shower attachment, and glass sliding door enclosure, radiator, partially tiled walls, vinyl flooring, and extractor fan

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

A modern and well-appointed kitchen, with double glazed window to side aspect. A range of white gloss wall and base units, with complimentary worksurfaces over, built in electric oven and hob, stainless canopied extractor over, space and plumbing for washing machine, space for under counter fridge/freezer, stainless steel sink and drainer with mixer taps, vinyl flooring, radiator, ceiling light, wall sockets, and partially tiled walls

Lounge/Diner

15' 10" x 13' 11" (4.83m x 4.24m)

A spacious open plan lounge and dining room, with 2 x double glazed windows to side aspect.

Solid wood flooring, built-in storage cupboard, 2 x ceiling lights, wall sockets, TV point, radiator, and carpeted stairs to first floor

Bedroom

2 x Double glazed Velux roof windows. Carpeted flooring, ceiling light, TV point, wall sockets, radiator, and feature exposed brick-built wall

Outside

Shared access garden to front and side. On road



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welcome to

Avondale Road, Gorleston Great Yarmouth

- Charming One Bedroom 2nd Floor Flat
- Close to Amenities and Transport Links
- Ideal First Time Buy, Ready to be Enjoyed by its New Owners
- Generously Sized Reception Rooms
- Open Plan Lounge/Diner

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1098.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108008 - 0002

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk