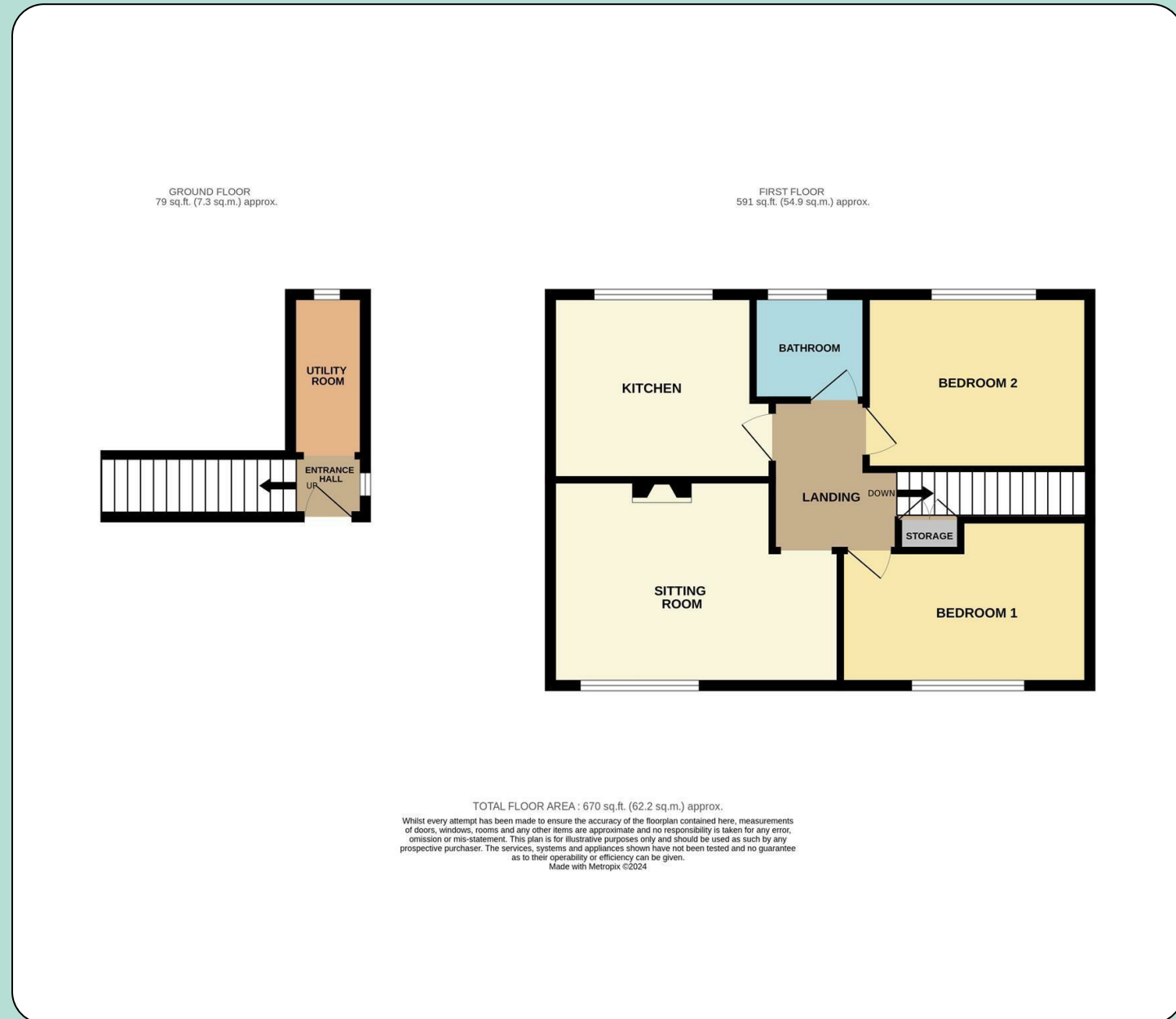


Tenure: Share of Freehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£100,000
 Guide Price



Cambridge Avenue Gorleston, NR31 7EX

- First floor maisonette
- 2 Double bedrooms
- Chain free
- Off road parking
- Westerly oriented rear garden
- Perfect for making your own
- Double glazed throughout
- Utility space
- Close proximity to local schools
- Separate entrance hall



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

e - info@paulhubbardonline.com

t - 01502 531218



Location

This 2 bedroom maisonette is located in the popular seaside town of Gorleston-on-Sea, known for its gorgeous stretches of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south making Gorleston an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a park, range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

Entrance Hall

UPVC entrance door to the front aspect, tile flooring, UPVC double glazed obscure window to the side aspect, an opening leads through to the utility room and stairs lead up to the first floor landing.

Utility Room

2.61m x 1.21m
Concrete floor, UPVC double glazed window to the rear aspect, spaces for a washing machine & tumble dryer.

Stairs leading to the first floor landing

Concrete steps & a storage cupboard housing the fuse board.

Landing

Tile flooring, radiator, electric fireplace and doors opening to all other internal rooms.

Sitting Room

3.33m x 4.69m
Fitted carpet, UPVC double glazed window to the front aspect & an electric fireplace.

Kitchen

3.00m x 3.59m max
Tile flooring, UPVC double glazed window to the rear aspect, built-in storage cupboard, units above & below laminate work surfaces, inset composite 1.5 sink & drainer with mixer tap, tile splash backs and spaces for a double oven & fridge freezer.

Bedroom 1

2.84m x 4.16m
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

2.83m x 3.62m
Fitted carpet and a UPVC double glazed window to the rear aspect.

Bathroom

1.71m x 1.83m
Tile flooring, UPVC double glazed obscure window to the rear aspect, electric radiator, part tiled walls, suite comprises a toilet, a pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower above with a hand held attachment.

Outside

The front garden features off-road parking via a driveway and leads to the main entrance of the property. The front garden belongs to the neighbouring property. Communal access to the rear garden is provided via a doorway, next to the main entrance door.

The rear garden offers a paved walkway with steps leading up to a raised patio area, complete with a brick-built chiminea and space for outdoor furniture. The garden includes a laid lawn, awaiting personalisation, as well as a timber bar area and storage shed, all of which is fully enclosed by a panel fence for privacy and security.

Agent note

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Lease information

The lease has 125 years to run from 20 April 1998. Ground rent £10 paid annually.

