

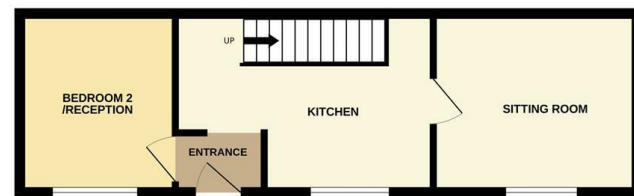
Tenure: Freehold  
 Council Tax Band: New Build  
 EPC Rating: C  
 Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

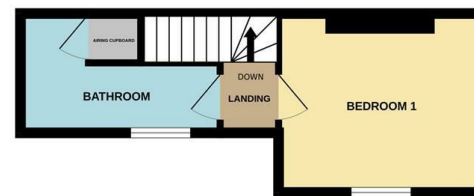
**£160,000**  
 Asking Price



GROUND FLOOR  
 340 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
 202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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.  
 Made with Metropix ©2025



**Gordon Road**  
 Great Yarmouth, NR31 0EA

- Stunning brand-new stable conversion
- Character home in a charming historic community
- Two beautifully designed bedrooms
- Contemporary décor with timeless appeal
- Cleverly designed to maximise every inch of space
- Luxury kitchen and bathroom finishes
- Private off-road parking for multiple vehicles
- Offered chain-free for a smooth move
- Excellent transport links for easy commuting
- Close to shops, schools, and everyday essentials



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

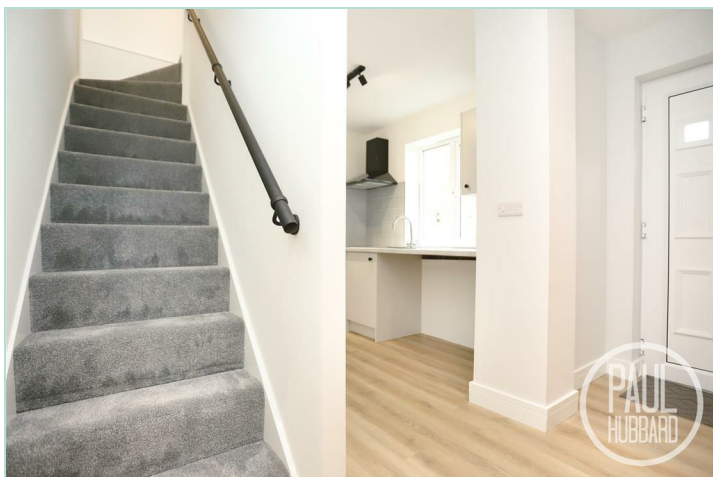
**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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](mailto:info@paulhubbardonline.com)

t - 01502 531218





### Location

Discover this delightful property situated in the sought-after town of Great Yarmouth, the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away. Don't miss out on the chance to live in this fantastic location!

### Entrance Hall

UPVC entrance door to the front aspect, LVT flooring, spotlights, a door opens to the bedroom 2/ reception room and an opening leads through to the kitchen.

### Bedroom 2/ Reception Room

3.06 x 2.65

A versatile space perfect for use as a second bedroom, dining room or study. Featuring fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Kitchen

4.34 max x 3.08 max

LVT flooring, spotlights, electric radiator, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, space for appliances, stairs lead to the first floor landing and a door opens into the sitting room.

### Sitting Room

3.45 x 3.11

Fitted carpet, UPVC double glazed window to the front aspect, electric radiator and a cupboard housing the consumer unit.

### Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedroom 1 & the bathroom.

### Bedroom 1

3.41 x 3.06

Fitted carpet, UPVC double glazed window to the front aspect, feature beam and an electric radiator.

### Bathroom

3.28 x 1.97

LVT flooring, UPVC double glazed window to the front aspect, heated towel rail, spotlights, extractor fan, tile splash backs, toilet, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap, a mains fed shower set above with both handheld & rainfall heads, a glass shower screen and a built-in airing cupboard housing the hot water cylinder.

### Outside

Tucked away behind electric double gates, this charming home sits within a cobblestone courtyard. Two allocated off-road parking spaces occupy the former cart sheds, with the main entrance conveniently beside them - part of a beautifully transformed historic community.

### 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.

