

Aldreds
Estate Agents

Aldreds
Estate Agents
FOR SALE
aldreds.co.uk
01493 664600

7 Trafalgar Road West
Gorleston, NR31 8AD
£170,000



7 Trafalgar Road West

Gorleston, NR31 8AD

Situated in a central location within Gorleston, this well-presented three bedroom mid-terrace house is offered chain free and would make an excellent first-time purchase or buy-to-let investment. The property benefits from gas central heating, double glazing throughout and an EPC rating of C, ensuring comfort and efficiency all year round.

The accommodation features three bedrooms off the landing, providing a practical and desirable layout. Conveniently positioned just a short walk from the High Street, with transport links and a wide range of amenities nearby, this home offers both comfort and convenience in a sought-after location.

Entrance Hall

Carpet floor, double glazed door to front, access to lounge, dining room, stairs to first floor.

Lounge

10'2" x 14'1" (into bay) (3.1m x 4.3m (into bay))

Carpet floor, double glazed bay window to front, radiator.

Dining Room

10'9" x 11'9" (3.3m x 3.6m)

Carpet floor, double glazed window to rear, under stairs cupboard, opening through to kitchen.

Kitchen

7'6" x 9'6" (2.3m x 2.9m)

Double glazed door and window to side, Vinyl floor, laminate counter tops with over and under counter storage. Integrated oven with induction hob, sink and draining board, space for washing machine, access through to bathroom.

Bathroom

7'10" x 5'6" (2.4m x 1.7m)

Vinyl floor, double glazed windows to rear and side, WC, basin, bath tub with wall mounted electric shower, radiator.

Landing

Carpet floor, loft hatch, access to 3 bedrooms.

Bedroom 1

13'9" x 11'1" (4.2m x 3.4m)

Carpet floor, radiator, double glazed window to front, fire place.

Bedroom 2

8'2" x 11'9" (2.5m x 3.6m)

Carpet floor, double glazed window to rear, radiator, fireplace.





Bedroom 3

7'6" x 10'5" (2.3m x 3.2m)

Carpet floor, double glazed window to rear, radiator, wall mounted gas boiler.

Outside Front

Concrete path to front door, brick wall boundaries.

Outside Rear

Combination of lawn, decking and patio areas, timber shed, hedgerow and timber fence boundaries, access gates to side.

Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

From Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Turn left onto Trafalgar Road West where the property will be found all the way at the end on the right hand side.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, electric, water, drainage

What 3 Words

///soon.charm.plus

Ref

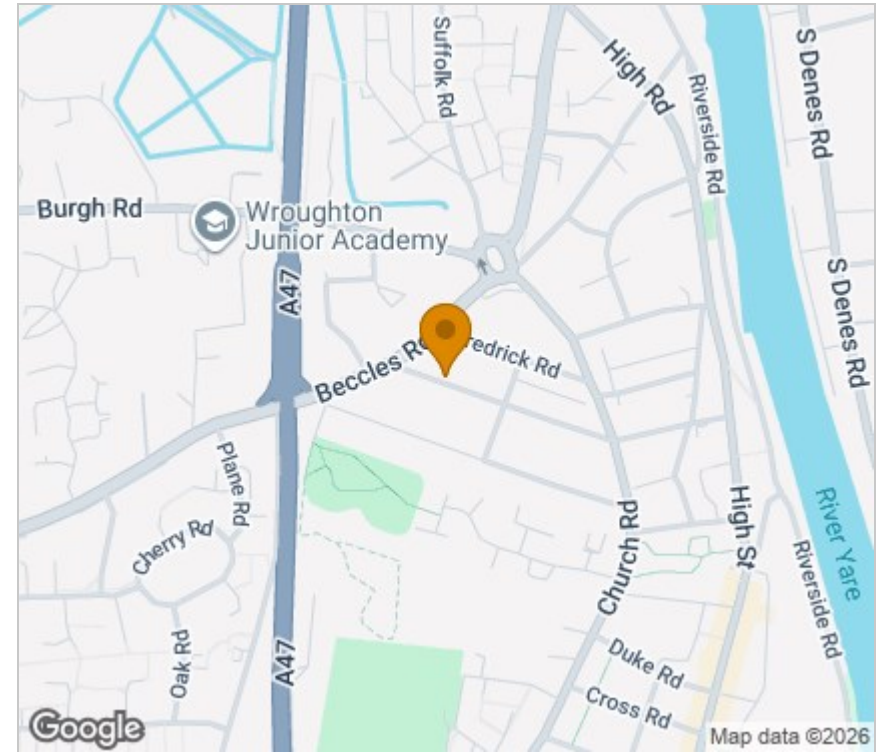
G18462/03/26



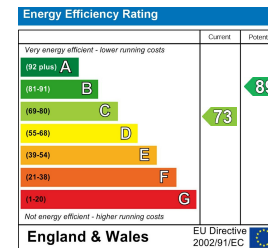
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA