8 Avenue Road

Gorleston, NR31 6NZ

£150,000

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Gorleston, NR31 6NZ

This chain-free two-bedroom property presents an excellent opportunity for first-time buyers or those seeking a renovation project. The accommodation includes a kitchen/diner, a downstairs WC and two bedrooms off the landing, served by an upstairs shower room.

Situated in Gorleston town centre, the property is conveniently placed for a range of local amenities and transport links. Outside, there is an easily maintained rear garden, making this an appealing prospect for buyers looking to put their own stamp on a home in a convenient location.

Entrance Porch

Door and window to the front aspect, tiled floor, and door leading into the lounge.

Lounge

13'2" x 12'10" (into bay window) (4.03m x 3.93m (into bay window))

Carpet floor, radiator, double-glazed front aspect bay window, gas fireplace with a brick surround, and access to a small hallway leading to the stairs and dining room / reception two.

Dining Room/Second Reception

10'7" x 11'6" (3.23m x 3.51m)

Carpet floor, double-glazed window to the rear aspect, gas fireplace, and access into the kitchen.

Kitchen/Diner

7'6" x 18'8" (max) (2.31m x 5.70m (max))

Tiled floor, two double-glazed windows and one double-glazed door to the side aspect, radiator, laminate countertops with under- and over-counter storage, space for a freestanding gas oven with extractor fan above, space for an under-counter fridge, plumbing for a washing machine, an under-stairs cupboard, and access to the downstairs toilet.

Downstairs WC

Tiled floor, double-glazed window to the rear aspect, radiator, WC, and hand basin.

First floor Landing

Carpet floor, access to two bedrooms and the shower room, built-in storage cupboard, and a loft access hatch.

Bedroom 1

13'2" x 10'9" (4.03m x 3.29m)

Carpet floor, two double-glazed windows to the front aspect, radiator, built-in wardrobes, and a built-in dressing table.

Bedroom 2
8'7" x 11'7" (2.64 x 3.54)
Carpet floor, double-glazed window to the rear aspect, radiator, and a built-in wardrobe.

Shower Room
Carpet floor, radiator, double-glazed window to the rear aspect, WC, hand basin, and a walk-in shower cubicle with a wall-mounted shower, glass screen, and shower chair.

Outside Front
Small forecourt with concrete floor and a brick wall boundary.

Rear Garden
Concrete patio leading straight out from the back door onto concrete flooring, an additional smaller concrete patio seating area, a timber-built shed, timber fence boundaries, and a rear access gate.

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage

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.

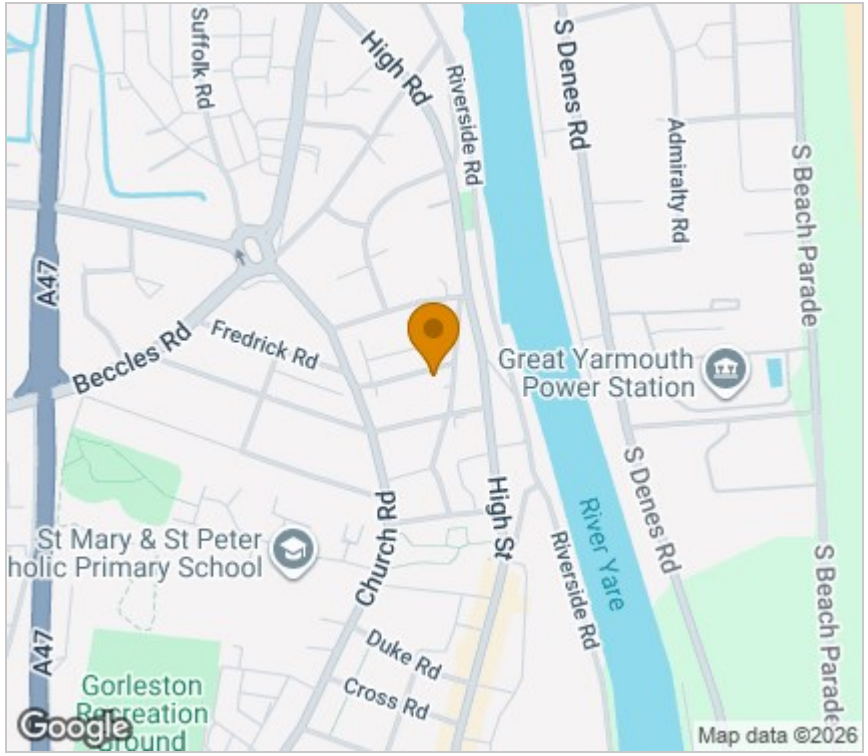
Directions
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, turn right into Avenue Road where the property can be found on the left hand side.

What 3 Words
///bucket.shady.fuzzy

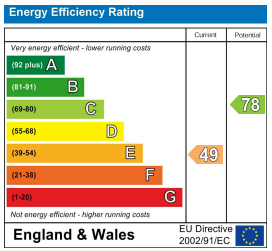
Ref
G18624/09/26

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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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