

Aldreds
Estate Agents



3 Avenue Road, Gorleston, Great Yarmouth NR31 6NZ

Offers In Excess Of £175,000





3 Avenue Road

Gorleston, Great Yarmouth, NR31 6NZ

- Victorian Hall Entrance Terraced House
- Ground Floor Bathroom
- 2 Reception Rooms
- Gas Central Heating
- South/South-East Facing Rear Garden
- 2 Bedrooms & Shower Room off Landing
- Off-Road Parking Space
- Kitchen
- UPVC Double Glazed Windows & Doors

This Victorian terraced house has a south/south-east facing rear garden and an off-road parking space. The accommodation includes 2 reception rooms, kitchen, ground floor bathroom and 2 bedrooms and a shower room off the landing. In addition, the property has gas central heating and UPVC double glazed windows and doors.



Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed panel above. Laminate floor. Dado rail. Covered radiator. Thermostat control for heating. Coving. Stairs to first floor landing.

Sitting Room 10'10" x 9'7" plus bay (3.30m x 2.92m plus bay)

Laminate floor. Radiator. Feature electric fireplace. Television and telephone points. Coving. Bay with UPVC double glazed windows to front aspect. Sliding glazed doors to dining room.

Dining Room 11'4" x 10'5" (3.45m x 3.18m)

Laminate floor. Covered radiator. Built-in under stairs storage cupboard. Coving. Opening through to kitchen.





Kitchen 9'8" x 7'6" (2.95m x 2.29m)

Worktops with cupboard and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Space for an electric cooker with extractor above. Utility space below worktop with plumbing for washing machine. Tiled floor. Space for fridge/freezer. Wall mounted gas fired combination boiler. Coving. UPVC double glazed window and door to the rear garden.

Bathroom 7'11" x 4'8" (2.41m x 1.42m)

Matching suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Radiator. Coving. UPVC double glazed window to rear.

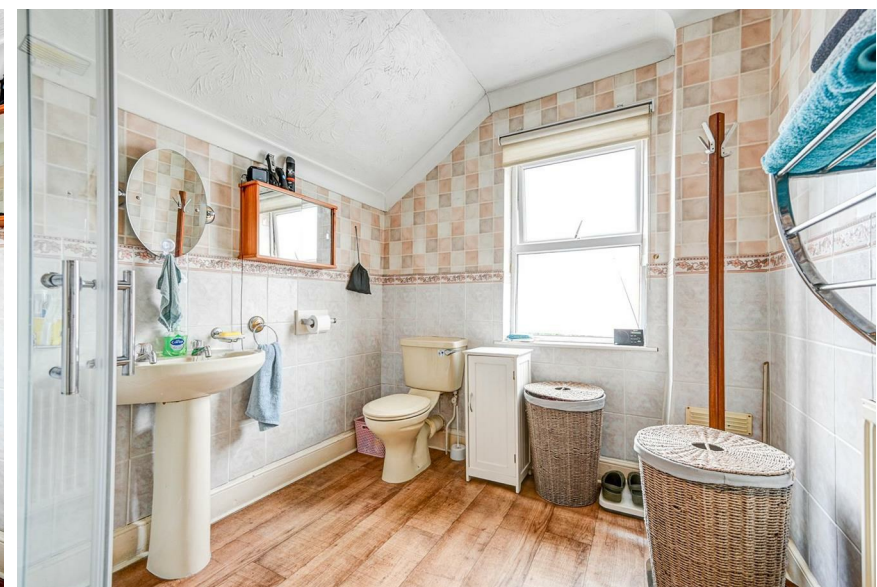
First Floor

Landing

Dado rail. Coving. Loft access hatch.

Bedroom 1 12'11" x 10'11" (3.94m x 3.33m)

Radiator. Cast iron fireplace. Dado rail. Coving. Two UPVC double glazed windows to front aspect.



Bedroom 2 11'4" x 8'5" (3.45m x 2.57m)

Radiator. Dado rail. Coving. UPVC double glazed window to rear aspect.

Shower Room 9'7" x 7'8" (2.92m x 2.34m)

Corner shower cubicle with mixer shower, shower attachment and rainfall fitting above. Part tiled walls. Pedestal wash basin. WC. Radiator. Coving. UPVC double glazed window to rear.

Outside

The rear garden is enclosed by fencing, south/south-east facing and landscaped with shingled area and established shrubs. Concrete patio area to the immediate area of the property. Timber built garden shed with light and power. Outside cold water tap to the rear of the property. A gate to the rear boundary leads to an off-road parking space accessed via Back Chapel Lane.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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, following the road past Trafalgar Road East and take the next turning on the right onto Avenue Road where the property will be found towards the top of the road on the right hand side.

what3words

///marble.torn.prime

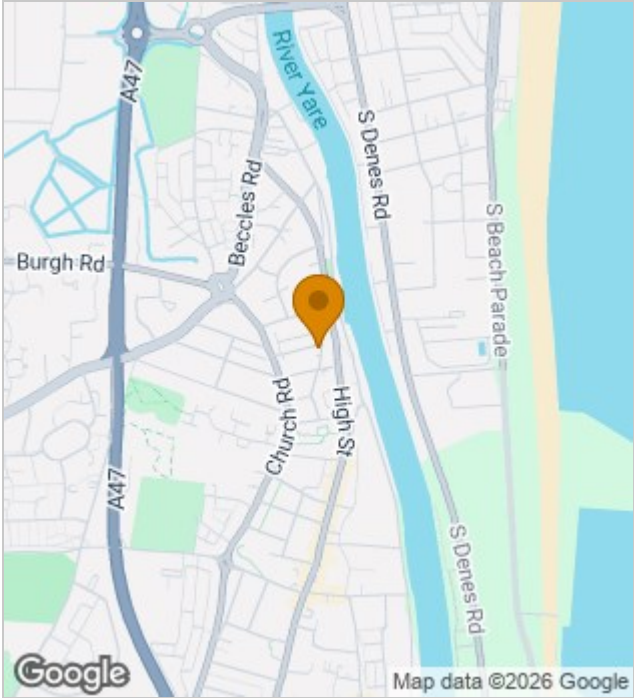
Ref: G18565/07/26



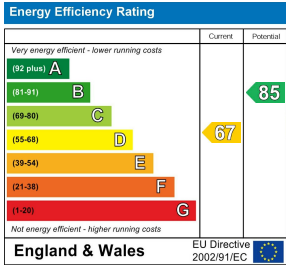
Floor Plans



Location Map



Energy Performance 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.