

Aldreds
Estate Agents



12 Beverly Court
Gorleston NR31 8BG

£75,000



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An immaculately presented Park Home for the over 55's, pleasantly situated on a small site with 12-month full residential occupancy. The Home has accommodation including hall, lounge, kitchen, bedroom and bathroom with a walk-in shower. LPG heating to radiators and UPVC double glazed windows and doors. Brick weave parking for 1 car. No onward chain.

Entrance Hall

4'7" x 2'4" (1.40m x 0.71m)

UPVC entrance door with double glazed panel. Thermostat control for heating. Coving.

Lounge

9'4" x 8'2" (2.84m x 2.49m)

Radiator. Television point. Feature fireplace. Coving. UPVC double glazed windows to front and side aspects. UPVC door with double glazed panel to front.

Kitchen

9'6" x 9'4" (2.90m x 2.84m)

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and tall storage cupboard. Built-in fan assisted oven and grill. Four burner stainless steel Calor gas hob with an extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Cupboard concealing a wall mounted LPG fired combination boiler. Radiator. Coving. UPVC double glazed windows to front and rear aspects.

Bedroom

9'4" x 8'3" including wardrobes (2.84m x 2.51m including wardrobes)

Radiator. Built-in wardrobes. Coving. UPVC double glazed window to front aspect.

Shower Room

6'9" x 4'7" (2.06m x 1.40m)

Walk-in shower cubicle and a mixer shower, shower attachment and rainfall fitting above. White pedestal wash basin with tiled splashback. WC. Radiator. Extractor. Coving. UPVC double glazed window to rear.





Outside

Paved areas either side and brickweave parking/garden area to front.

Tenure

The Park Home is occupied on a lease agreement

Services

Mains water, electricity and drainage. LPG gas heating. The rent is approximately £234 per month and reviewed on the 1st of March each year with increases in line with the Consumer Price Index (CPI). We are informed that a water/sewerage charge is payable of approximately £160 per annum. No pets are allowed.

Council Tax

Great Yarmouth Borough Council - Band A

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

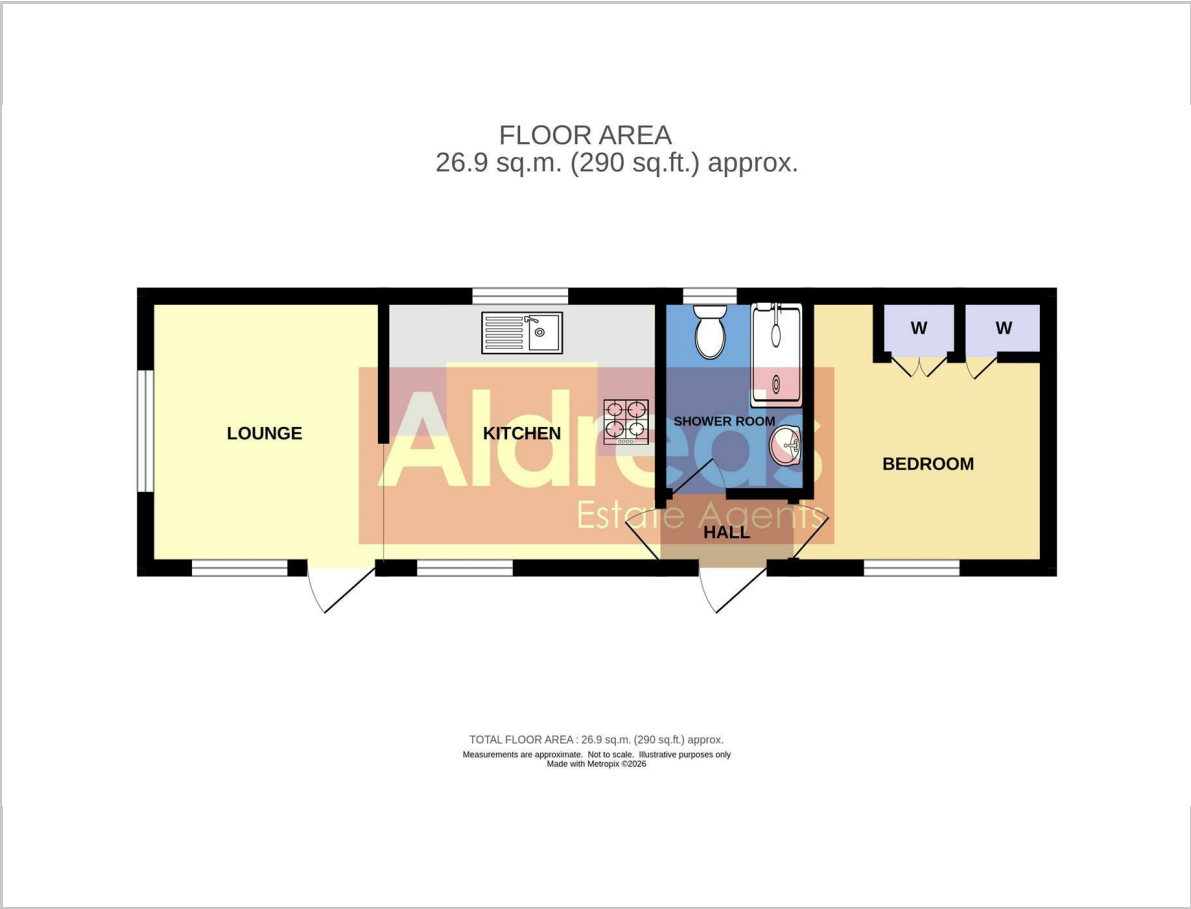
From the Gorleston office head north along the High Street which continues into High Road. At the traffic lights turn left onto Beccles Road and at the roundabout take the third exit into Burgh Road. Continue past Claydon Grove on the left and the turning into Beverly Court will be seen on the right hand side just past The Laurels.

what3words

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Floor Plan

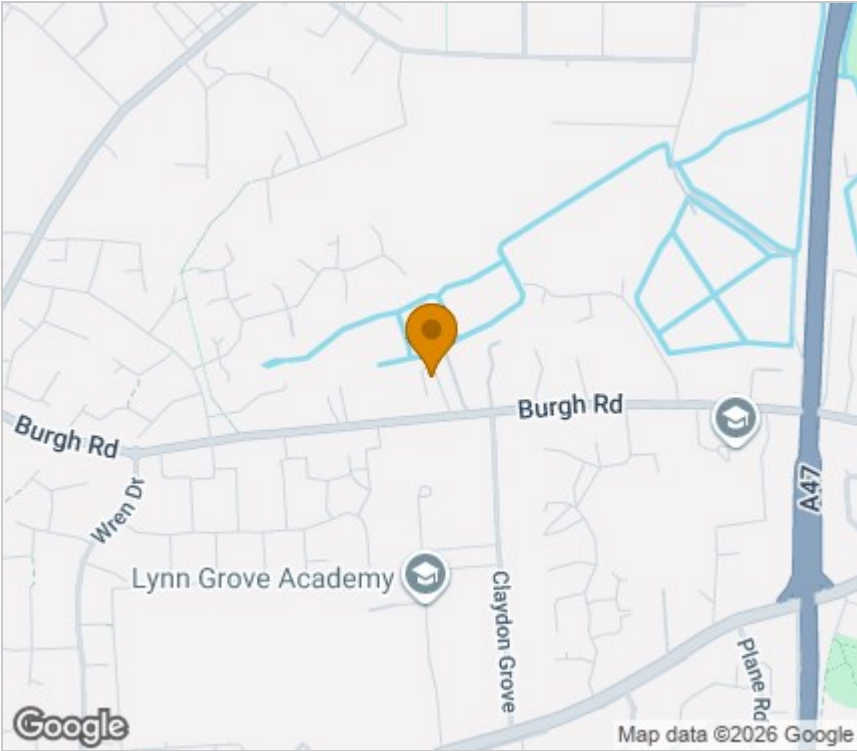


Viewing

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

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Area Map



Energy Efficiency Graph



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