



**36 Recreation Road**  
Gorleston  
Great Yarmouth  
NR31 6LX  
  
OIEO **£117,500**  
**Freehold**

Great Renovation Project  
In Need Of Refurbishment  
Sought After Central Location  
Close To High Street, Beach & Sea  
2 Double Bedrooms  
Enclosed Garden  
CHAIN FREE



Bycroft Estate Agents are pleased to offer this property as a renovation project. A two bedroom mid-terrace house in need of renovation and refurbishment. The property is situated in a central convenient location within walking distance of Gorleston High Street as well as the Beach and Sea. The accommodation comprises of entrance hall, lounge, dining room, kitchen, ground floor bathroom, side lean to, landing to double bedrooms, front forecourt, enclosed rear garden, single glazed windows and gas central heating.

Front door to:

#### **ENTRANCE HALL**

stairs to first floor, radiator.

#### **LOUNGE**

11' 0" x 12' 7" (3.35m x 3.84m) open fireplace, window to front aspect, radiator, door into:

#### **DINING ROOM**

14' 0" x 8' 11" (4.27m x 2.72m) plus understairs storage cupboard open fireplace, radiator, door into:

#### **KITCHEN**

7' 10" x 6' 6" (2.39m x 1.98m) worktops, base cupboards and drawers, space for oven, washing, machine, stainless steel one bowl sink with mixer tap, wall units, radiator, window looking into side lean to, sliding door to rear hall,



storage cupboard, door to:

### BATHROOM

bath, pedestal wash hand basin, wc., gas boiler, frosted single glazed window.

### SIDE LEAN TO

12' 10" x 6' 3" (3.91m x 1.91m) radiator, door into rear hall, sliding patio doors to the garden.

### LANDING

access to roof space.

### BEDROOM 1

12' 6" x 11' 1" (3.81m x 3.38m) plus recess including built in triple wardrobe mirror fronted doors, two windows to front aspect, radiator.

### BEDROOM 2

14' 1" x 9' 0" (4.29m x 2.74m) window to rear aspect, radiator.

### OUTSIDE

to the front, forecourt, pathway to front door, shrubs and plants, to the rear shrubs and plants.

### VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000

### COUNCIL TAX

The property is currently listed as Band A

### DISCLAIMER

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Any references to garden sizes are approximate and subject to confirmation by a measured survey. A prospective purchaser is advised to arrange for their own land survey to be carried out.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE

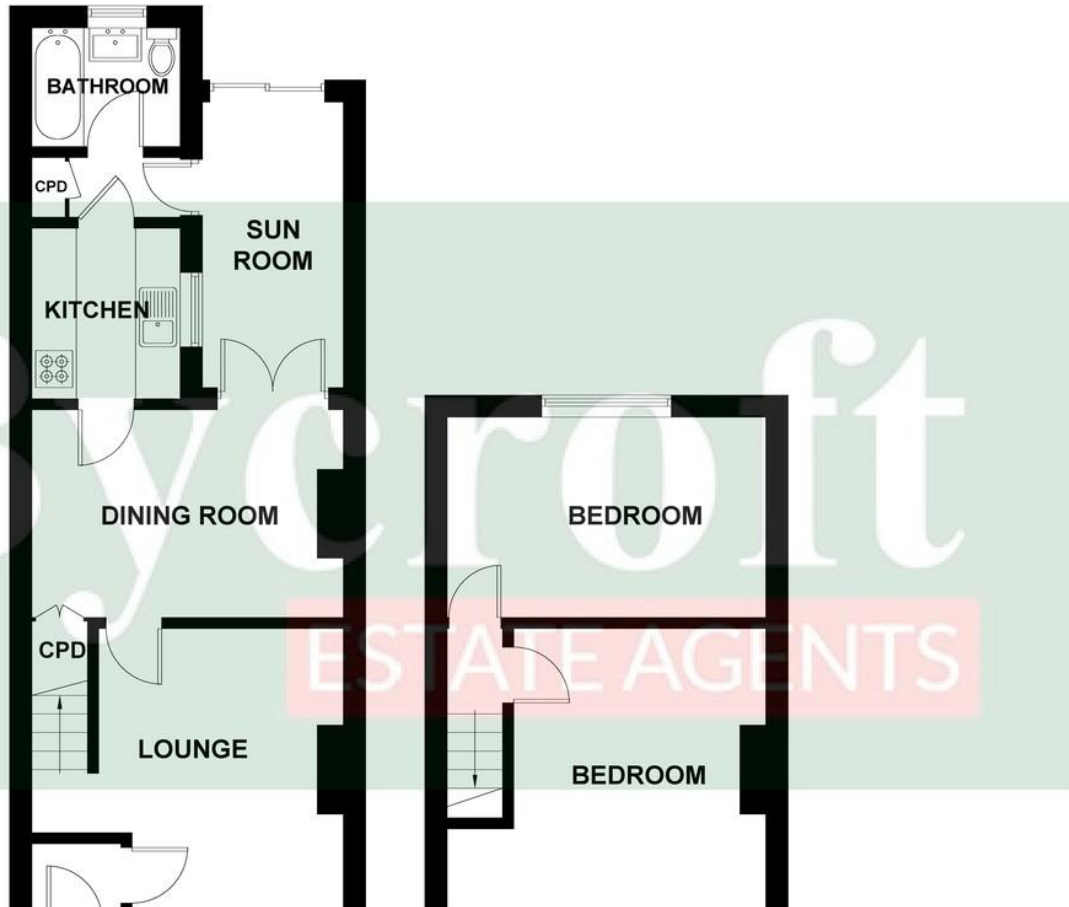


**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Great Yarmouth Borough Council

A

D



**Gorleston**  
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Gorleston  
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NR31 6QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.