

**Aldreds**  
Estate Agents



40 Claydon Grove

Gorleston, Great Yarmouth, NR31 8AU

£200,000



## 40 Claydon Grove

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This 2 bedroom semi-detached bungalow stands on a good plot in a lovely position opposite a green open space. The property requires updating an improvement, with potential to extend (subject to planning). No onward chain.

### Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Thermostat control for heating. Built-in cupboard with a wall mounted gas fired combination boiler. Loft access hatch.

### Lounge/Diner

14'10" x 12'11" (4.52m x 3.94m)

Radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to front aspect.

### Kitchen/Breakfast Room

14'11" x 7'11" (4.55m x 2.41m)

Stainless steel single bowl double drainer sink with cupboards and drawer below. Tile splashback. Gas and electric cooker points. Utility space below worktop with plumbing for washing machine. Further worktop with cupboards and drawers below and matching wall cupboards and tall cupboard. Radiator. Smooth plaster ceiling. UPVC double glazed windows to front and side aspects. UPVC door with double glazed panel to side.

### Bedroom 1

12'9" x 9'11" including wardrobes (3.89m x 3.02m including wardrobes)

Radiator. Two built-in double wardrobes. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

### Bedroom 2

9'8" x 8'10" (2.95m x 2.69m)

Radiator. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

### Bathroom

9'8" x 5'0" (2.95m x 1.52m)

Matching coloured suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin. Part tiled walls. WC. Radiator. Smooth plaster ceiling. UPVC double glazed window to rear.





### Outside

The front garden is laid to lawn with a pathway leading to the front entrance door. A driveway leads to the side of the property to a detached brick built garage. The rear garden is laid predominantly to lawn. Concrete coal bunker.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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, continue down the hill, at the roundabout turn left into Beccles Road, continue under the Gorleston relief road, turn right into Claydon Grove where the property can be found on the right hand side.

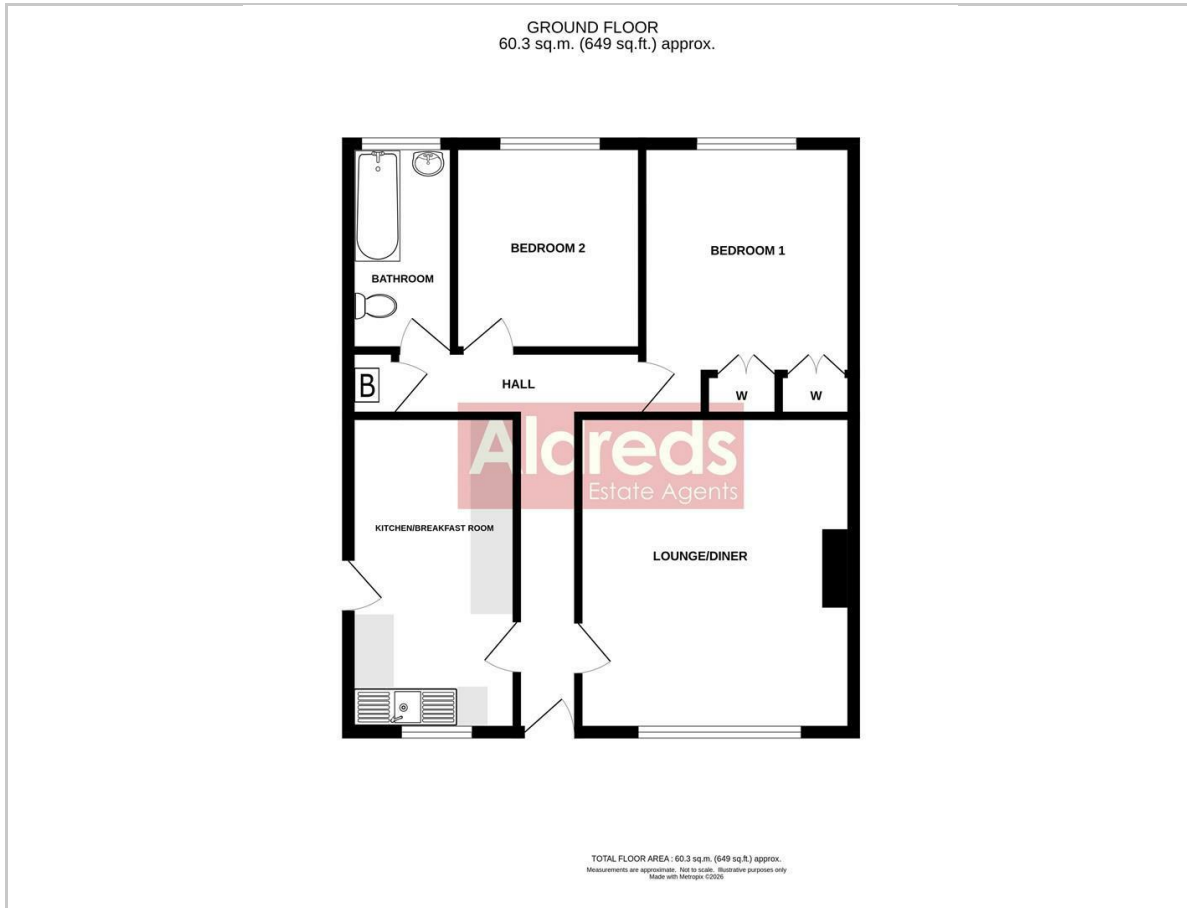
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## Floor Plan



## Viewing

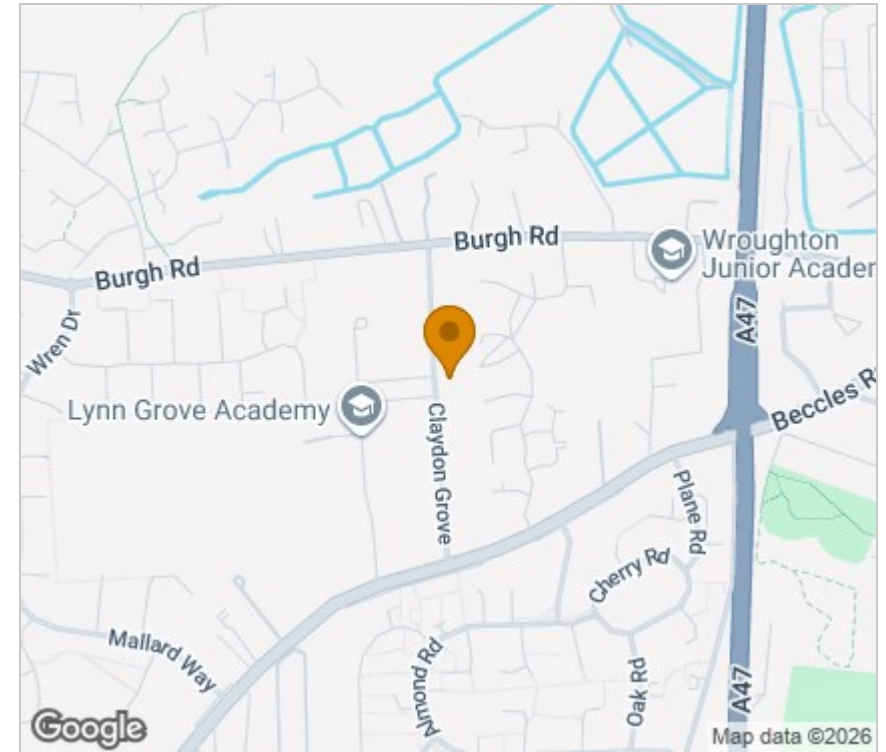
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

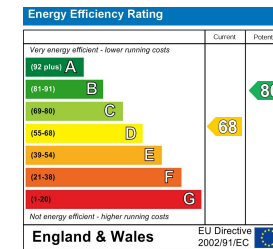
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## Area Map



## Energy Efficiency Graph



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