



**Aldreds**  
Estate Agents

241 High Street

Gorleston, Great Yarmouth, NR31 6RT

Offers In Excess Of £230,000



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## 241 High Street

Gorleston, Great Yarmouth, NR31 6RT

With a fantastic view and gated parking to the rear Aldreds are delighted to offer this spacious hall entrance, three storey four bedroom terraced house. The property is in well decorated condition, well fitted and offers two reception room and a fantastic kitchen/dining room on the ground floor. On the first floor there are two bedrooms and superb large bathroom. Two further bedrooms on the second floor. Gas central heating and sealed unit double glazing. Front forecourt. Garden and parking to rear.

### Entrance Hall

Stairs to landing, understair cupboard, door to front, radiator.

### Lounge

11'10" x 11'1" (3.63 x 3.38)

Bay double glazed window to front aspect, feature fireplace, radiator.

### Dining Room

11'3" x 9'1" (3.43 x 2.77)

Double glazed window to rear aspect

### Kitchen/Breakfast Room

24'4" x 8'5" (7.44 x 2.59)

Base & wall units with worktops, gas hob, electric oven, plumbing for washing machine, stainless steel sink with drainer, radiator, door to garden, two double glazed windows to side aspect, double glazed window to rear aspect.

### Landing

Storage cupboard, stairs to second floor landing

### Bedroom 1

14'6" x 11'10" (4.42 x 3.63)

Bay double glazed window to front aspect, double glazed window to front aspect, radiator.

### Bedroom 2

11'3" x 9'1" (3.43 x 2.77)

Double glazed window to rear, radiator.

### Bathroom

11'10" x 8'5" (3.63 x 2.59)

Panel bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

### Second Floor Landing

Carpet floor, access to bedrooms 3 and 4





### Bedroom 3

14'6" x 10'2" (4.42 x 3.10)

Double glazed window to front aspect, radiator

### Bedroom 4

14'6" x 10'4" (4.42 x 3.15)

Double glazed window to rear aspect, radiator.

### Outside

Front forecourt. To the rear there is a paved and shingle garden. Gated driveway.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

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 the Gorleston office head north along the High Street, where the property can be found on the left hand side.

### What 3 Words

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### Ref

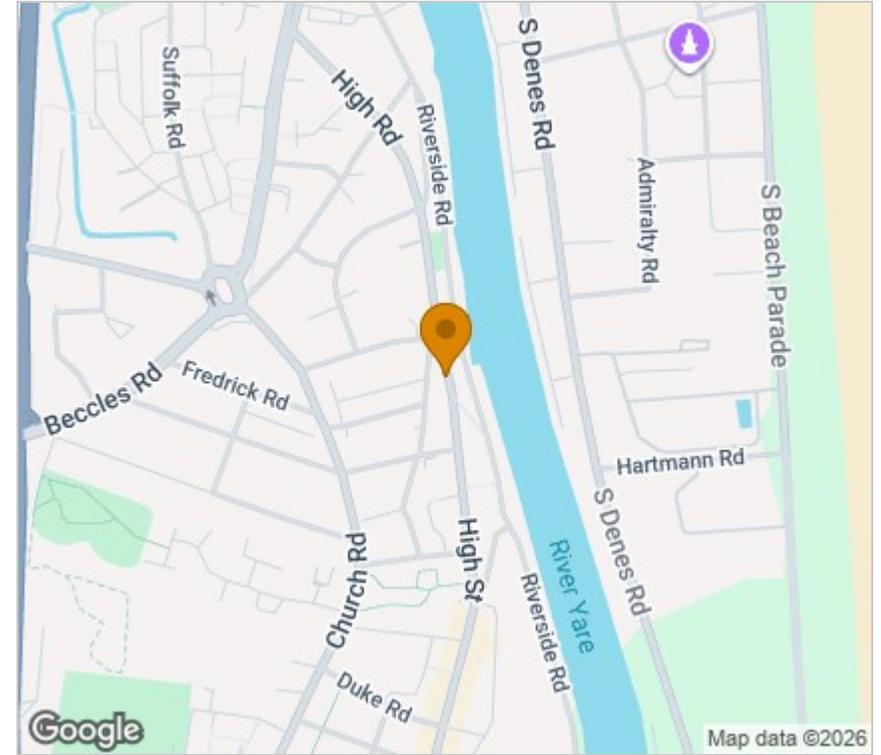
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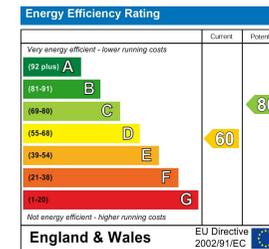
## Floor Plan



## Area Map



## Energy Efficiency 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.

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