

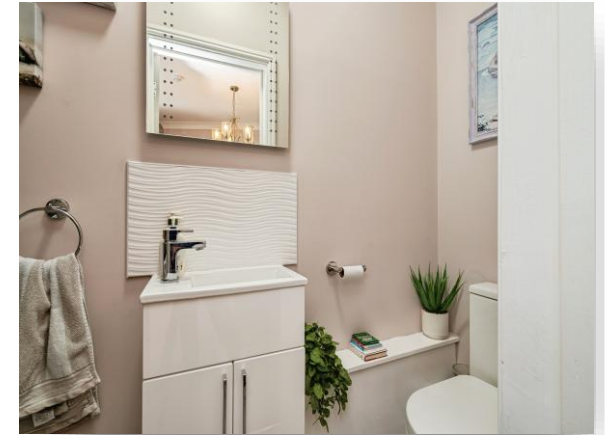


Avondale Road, Gorleston Great Yarmouth NR31 6DJ

welcome to

Avondale Road, Gorleston Great Yarmouth

A Stunning rarely available two-bedroom Top Floor Flat, located within close proximity to Gorleston's award winning beach and beautiful cliff top gardens on your doorstep. Call today on (01493) 661999



Entrance Hall

Enter via a secure communal entrance door.

Flat Entrance Hall

A welcoming entrance hall, comprising off LVT Herringbone style flooring, electric radiator, coved ceiling, ceiling light, and doors allowing access to reception rooms, bedrooms and bathroom

Lounge/Diner

13' 8" x 12' 11" (4.17m x 3.94m)

A bright and well designed living and dining area, with double glazed window to front aspect, allowing beautiful views of Gorleston Beach. Carpeted flooring, coved ceiling, 2 x inset alcoves, wall sockets, ceiling light, window seat, TV point and feature electric fireplace

Kitchen

8' 3" x 6' 9" (2.51m x 2.06m)

A modern and well-appointed kitchen, with double glazed window to front aspect. A range of wall base and shelving units, with complimentary wood laminate worksurfaces over, built-in electric oven and hob with angled cooker hood, composite sink and drainer with mixer taps, space for free standing fridge/freezer, integrated washing machine, LVT Herringbone style flooring, wall sockets, partially tiled walls, and ceiling light

Shower Room

Double glazed opaque window to rear aspect. Enclosed shower cubicle with chrome thermostatic shower attachment, W/C, wash hand basin with built-in vanity storage unit, extractor fan, vinyl flooring, and heated towel radiator

Master Bedroom

12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed window to front aspect. Carpeted flooring, electric radiator, ceiling light, wall sockets, coved ceiling, window seat, and door to...

En-Suite W/C

W/C, wash hand basin with vanity storage unit, tiled

splashback, wall mounted mirror, ceiling light, vinyl flooring, and space for tumble dryer

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, coved ceiling, wall sockets, electric radiator, and 2 x inset alcoves



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welcome to

Avondale Road, Gorleston Great Yarmouth

- A Well Presented Two Bedroom Top Floor Flat
- Fantastic First Time Buy or Investment Opportunity
- Superb Location with Views of Gorleston Beach
- Secure Communal Entrance & Allocated Parking
- Viewings Highly Advised

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 30000.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108235 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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