



Aldreds
Estate Agents

20 Upper Cliff Road
Gorleston, NR31 6AH
£135,000



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This charming three-bedroom mid-terrace house offers an exciting renovation project with the advantage of being chain-free. The accessible layout features electronic front ramp access, a convenient downstairs wetroom, a lean-to utility room, and a bedroom boasting its own ensuite WC—making it the perfect canvas to create something special

Outside, you will find a generously sized rear garden. Perfectly positioned just a short distance from the beach, the property balances coastal living with everyday convenience, enjoying excellent local amenities and transport links right on your doorstep.

Lounge

11'6" x 11'4" (3.52m x 3.46m)

Carpet floor, double glazed door and window to front, fireplace with multi-fuel burner, radiator, access to stairs and dining room.

Dining Room

11'6" x 9'7" (3.53m x 2.93m)

Carpet floor, window to rear, access to kitchen, under stairs cupboard, radiator.

Kitchen

5'10" x 8'9" (max) (1.79m x 2.69m (max))

Laminate floor, laminate countertops, integrated oven with gas hob and extractor fan above, sink and draining board, access through to utility and shower room.

Utility

4'5" x 9'1" (1.35m x 2.78m)

Laminate floor, double glazed door to rear, laminate countertops, radiator, wall mounted gas combi boiler, polycarbonate roof.

Wetroom

5'8" x 3'8" (1.75m x 1.14m)

Tile floor, double glazed window to rear, WC, basin, wall mounted shower, radiator, heated towel rail.

Bedroom 1

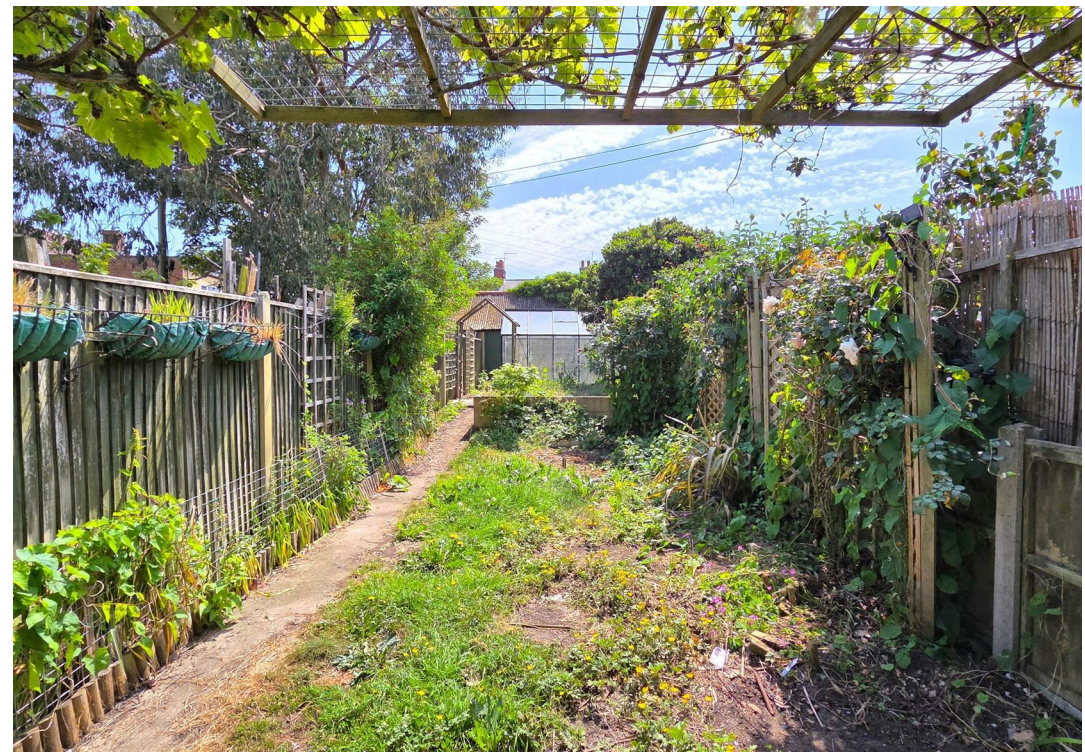
11'6" x 11'3" (3.52m x 3.45m)

Carpet floor, double glazed window to front, radiator, over stairs cupboard converted into ensuite WC.

Bedroom 2

11'6" x 9'8" (3.53m x 2.96m)

Carpet floor, double glazed window to rear, radiator, access through to bedroom 3.





Bedroom 3

5'8" x 8'5" (1.73m x 2.58m)

Carpet floor, double glazed window to rear, radiator, fitted shelving.

Outside Front

Concrete front courtyard, brick wall boundary, fitted electronic access ramp from path to front door.

Outside Rear

Bisected rear garden, concrete path to front door, patio seating area with pergola, grass lawn, green house, brick built storage out building to the rear, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Upper Cliff Road.

What 3 Words

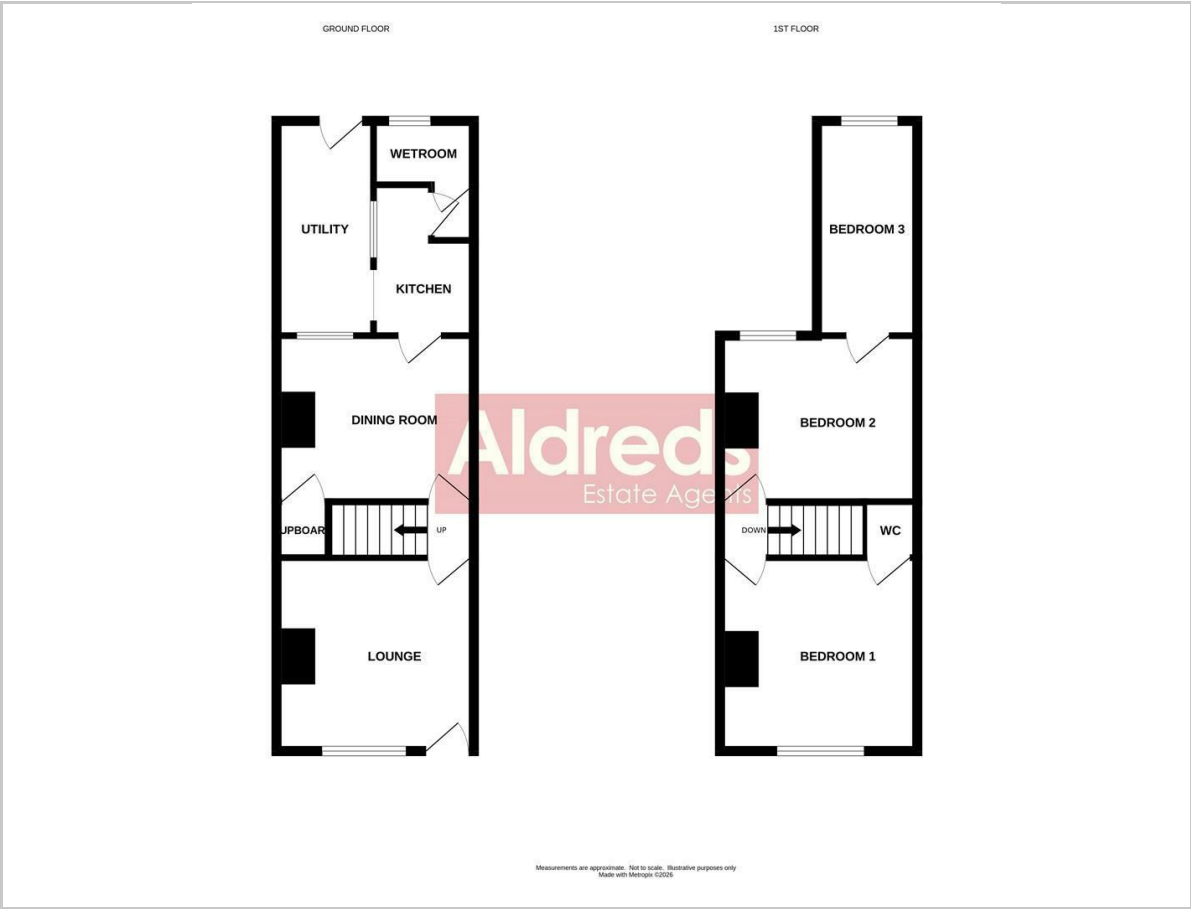
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Floor Plan



Viewing

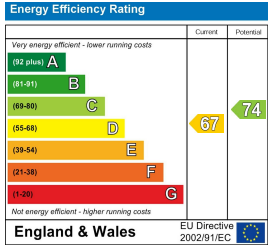
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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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