



Aldreds
Estate Agents

13 Avenue Road, Gorleston NR31 6NZ

£185,000



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13 Avenue Road

Gorleston NR31 6NZ

- Victorian Mid Terraced House
- Entrance Hall
- 20'8" Kitchen/Dining/Living Room
- UPVC Double Glazed Windows
- South/South-East Facing Rear Garden
- 2 Bedrooms & Shower Room off Landing
- Sitting Room
- Gas Central Heating
- Character Features
- Large Garden Shed

A beautifully presented Victorian hall entrance terraced house with 2 bedrooms and a shower room off the landing. The property has been extended to provide an impressive 20'8" kitchen/dining/living room in addition to the original cosy sitting room. The private rear garden is enclosed and south/south-east facing.



Entrance Hall

Composite entrance door with two double glazed panels, spy hole and double glazed panel above. Decorative corning. Stairs to first floor landing.

Sitting Room 10'8" x 9'9" plus bay (3.25m x 2.97m plus bay)

Radiator. Dado rail with panelling below. Period style fireplace with patterned tile inlay and decorative timber fire surround. Television point. Coving. Bay with UPVC double glazed windows to front aspect.





Kitchen/Dining/Living Room 20'8" x 10'4" + 9'5" x 2'7" (6.30m x 3.15m + 2.87m x 0.79m)

Worktops with a range of cupboards and drawers below. White single drainer sink with mixed tap. Tiled splashbacks. Matching wall cabinets and tall pull-out pantry cupboards either side of an integrated fridge/freezer. Built-in fan assisted oven and grill. Four ring induction hob with a stainless steel extractor above. Pull out bin/recycling drawer. Cupboards concealing spaces with plumbing for washing machine machine and slimline dishwasher. Radiator. Television point. Built-in under stairs storage cupboard. Inset ceiling spotlights. UPVC double glazed atrium roof light. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to the rear garden.

First Floor

Landing

Original fitted storage cupboard. Loft access hatch. Coving.

Bedroom 1 13'0" x 10'10" (3.96m x 3.30m)

Radiator. Period cast iron fireplace. Smooth plaster ceiling. Two UPVC double glazed windows to front aspect.



Bedroom 2 11'11" x 8'3" (3.63m x 2.51m)

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

Shower Room 9'6" x 8'0" max, 5'3" min (2.90m x 2.44m max, 1.60m min)

Large walk-in shower cubicle with a mixer shower. Wash basin and storage cupboards below. Tiled splashback. WC with concealed cistern. Towel radiator. Large built-in storage cupboard with shelves and inset ceiling spotlights. UPVC double glazed window to rear.

Outside

The rear garden is fully enclosed, south/south-east facing and landscaped with an artificial lawn, raised flower and shrub border and paved/purple slate areas. There is a good size garden shed and a gate to the rear boundary for pedestrian access.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

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 Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road, following the road past Trafalgar Road East and take the next turning on the right onto Avenue Road where the property will be found on the right hand side.

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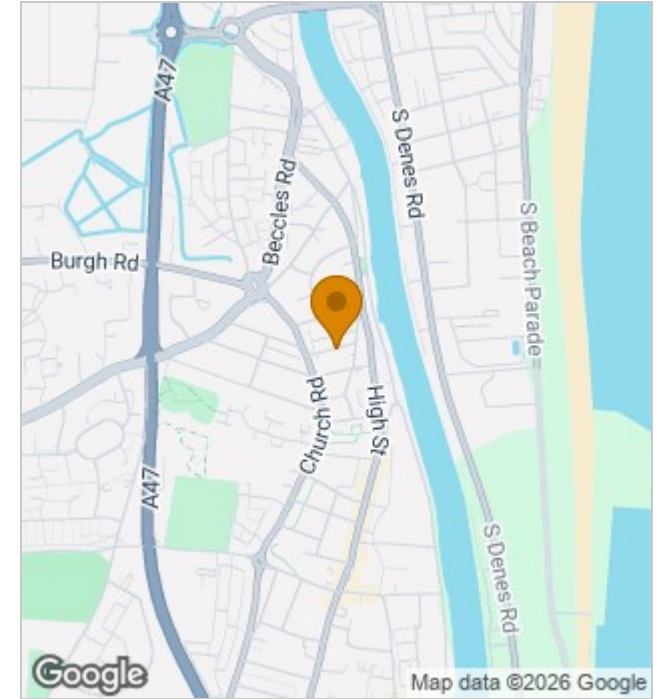
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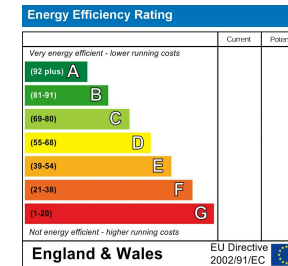
Floor Plans



Location Map



Energy Performance 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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