

**Aldreds**  
Estate Agents



62 Trafalgar Road East

Gorleston, Great Yarmouth, NR31 6NX

£150,000



## 62 Trafalgar Road East

Gorleston, Great Yarmouth, NR31 6NX

This 2 bedroom mid-terraced house has a private rear garden and offer well presented accommodation including 2 reception rooms, kitchen with granite worktop and a first floor bathroom with a shower above the bath. In addition, the property benefits from gas central heating and UPVC double glazing. No onward chain.

### Sitting Room

11'4" x 10'11" (3.45m x 3.33m)

UPVC entrance door with double glazed panel. Radiator. Smooth plaster ceiling. UPVC double glazed window to front aspect. Four panel door inner lobby.

### Inner Lobby

Stairs to first floor landing. Panelled door with two glazed panels to dining room.

### Dining Room

11'5" x 9'2" (3.48m x 2.79m)

Radiator. Built-in under stairs storage cupboard. Capped gas point. Smooth plaster ceiling. UPVC door with double glazed panels to a rear yard area and the rear garden. Opening to kitchen.

### Kitchen

10'7" x 5'2" (3.23m x 1.57m)

Granite worktop with cupboard and drawers below and open corner storage/display shelves. Matching wall cupboards. Belfast sink with mixer tap. Tiled splashback. Built-in fan assisted oven & grill. Four ring electric hob. Utility space below worktop with plumbing for washing machine. Tiled floor. Small single glazed window to rear. UPVC double glazed window to side aspect.

### First Floor

#### Landing

Double power point. Four panel doors to both bedrooms.

#### Bedroom 1

11'5" x 10'10" (3.48m x 3.30m)

Radiator. Four panel door to a built-in wardrobe. Smooth plaster ceiling. UPVC double glazed window to front aspect.





## Bedroom 2 11'5" x 9'3" (3.48m x 2.82m)

Radiator. Cupboard housing a wall mounted gas fired combination boiler. Smooth plaster ceiling. UPVC double glazed window to rear aspect. Four panel door to bathroom.

## Bathroom 7'9" x 5'7" (2.36m x 1.70m)

White suite comprising panelled bath with tiled surround and a mixer shower above. Curved shower screen. WC with concealed cistern. Wash basin with cupboard below. Tiled splashback. Radiator. UPVC double glazed window to side.

## Outside

Small low maintenance front garden. A small paved rear yard area leads to the private rear garden which is partly laid to lawn with a wide paved section stretching to the rear boundary where there is a timber built storage shed.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage are connected.

## 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. Turn right onto Trafalgar Road East where the property will be found on the right hand side.

## what3words

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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

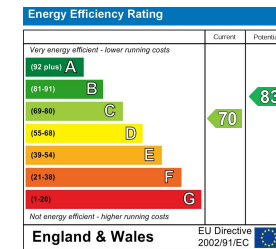
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## Area Map



## Energy Efficiency Graph



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