



**Aldreds**  
Estate Agents

52 Howard's Way

Bradwell, Great Yarmouth, NR31 9FU

Guide Price £185,000 - £195,000



## 52 Howard's Way

Bradwell, Great Yarmouth, NR31

GUIDE PRICE £185,000 to £195,000. With allocated parking and a garden, Aldreds are delighted to offer this modern two bedroom mid terrace sitting on the popular Bluebell Meadow development. Gas central heating and double glazing. On the ground floor there is an entrance hall, cloakroom, lounge and a kitchen/diner. First floor bathroom

### Entrance Hall

Stairs to landing, door to front, radiator

### Lounge

15'1" x 9'6" (4.61 x 2.9)

Under stair cupboard, double glazed window to front aspect, radiator

### Kitchen/Diner

12'8" x 8'2" (3.87 x 2.5)

Double glazed French doors to rear garden, double glazed window to rear aspect, radiator, base & wall units with worktops, gas hob, electric oven, sink with drainer, wall mounted gas boiler in storage cupboard, plumbing for washing machine

### Cloakroom

Hand basin, low level WC, opaque double glazed window to front aspect, radiator

### Landing

### Bedroom 1

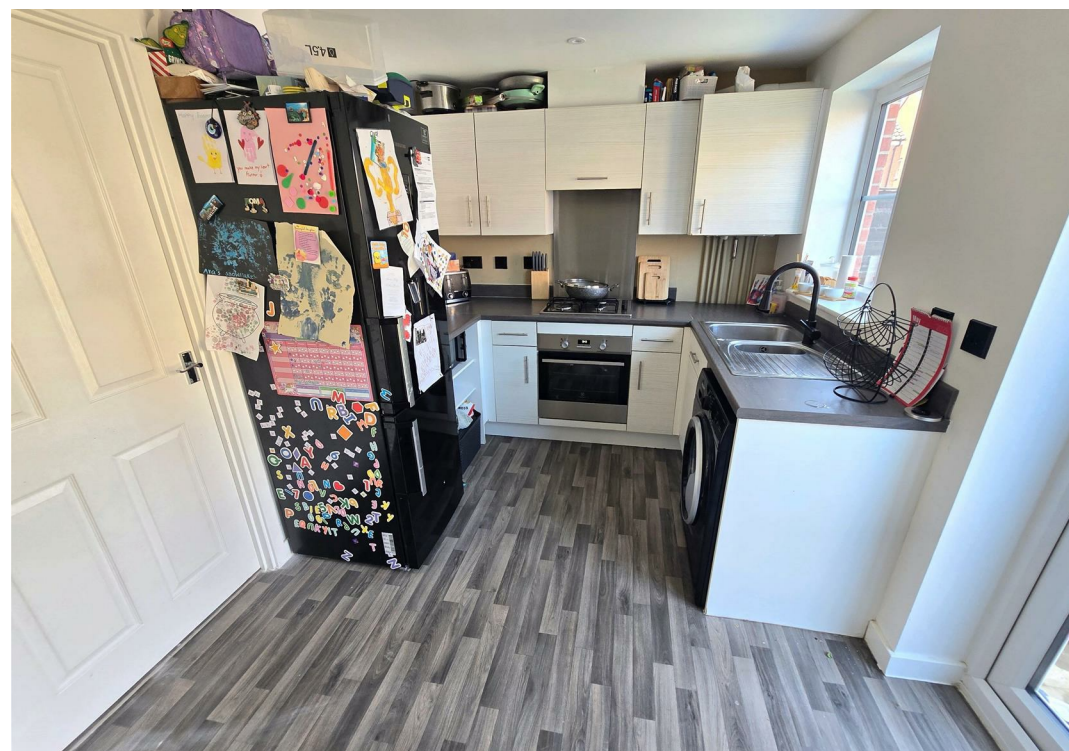
12'9" x 8'8" (3.9 x 2.65)

Storage cupboard, two double glazed window to front aspect. radiator

### Bedroom 2

12'9" x 8'2" (3.9 x 2.5)

Double glazed window to rear aspect, radiator





### Bathroom

6'2" x 5'6" (1.9 x 1.7)

Panel bath, hand basin, low level WC, part tiled walls, inset ceiling lights, radiator

### Outside

To the front there are two allocated parking spaces. Lawned garden. To the rear there is a lawned garden, patio, timer shed, outside light

### Tenure

Leasehold. 988 years remaining. Ground rent - £150 per annum. Site service charge currently £148 per annum

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

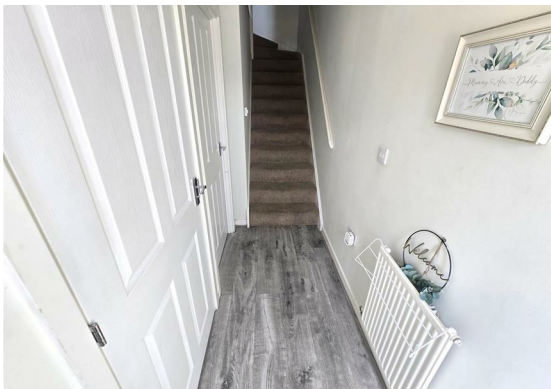
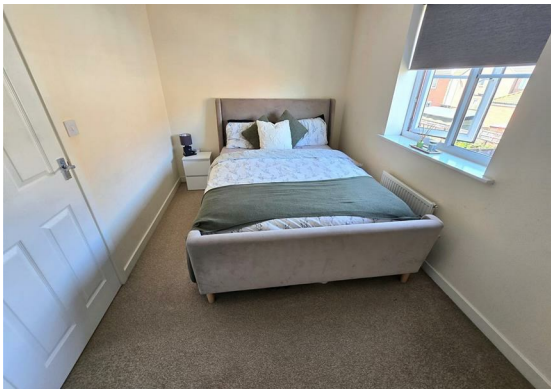
### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

### Directions

Heading south west through Bradwell on Beccles Road (A143), continue to the roundabout on the edge of Bradwell and take the first exit onto Beaufort Way. Take the first exit off the next roundabout. At the 'T' junction, turn left in to Howards Way, at the T junction turn right and follow the road to the left, turn left after the green.

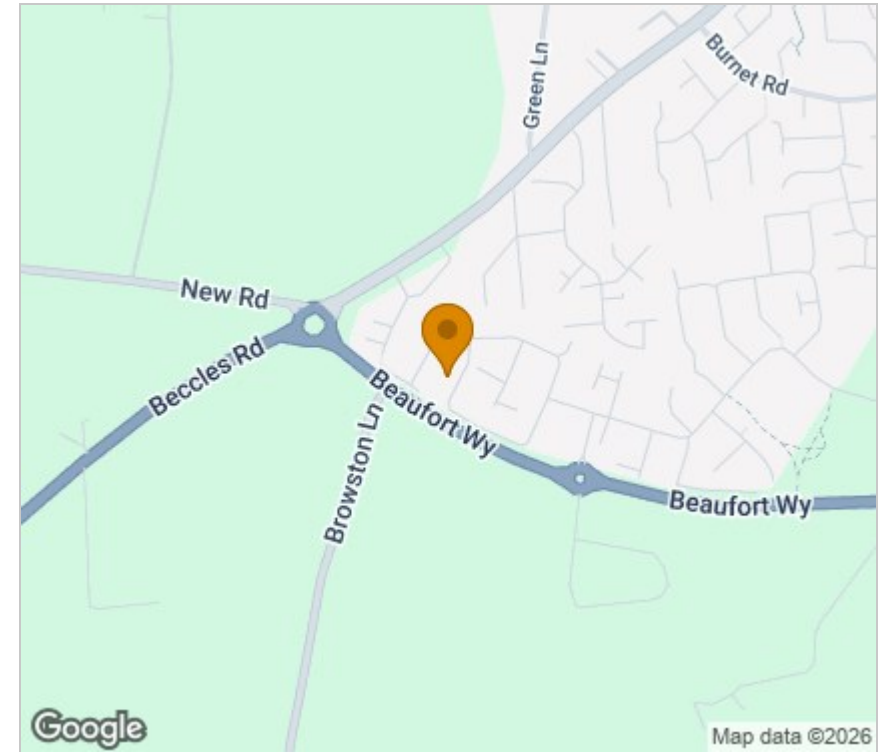
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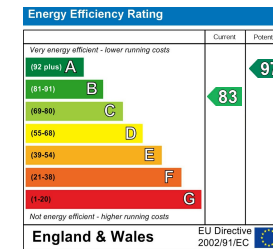
## Floor Plan



## 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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