

Aldreds
Estate Agents



2 Veronica Green

Gorleston, Great Yarmouth, NR31 8LW

Offers In Excess Of £190,000



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This 2 bedroom semi-detached bungalow has recently been refurbished with improvements including rewiring, flooring, new gas fired combination boiler and radiators, kitchen and bathroom. The property has wraparound gardens, a driveway for 2 vehicles and is offered for sale with no onward chain.

Entrance Hall

Entrance door with double glazed panel. Radiator. Smooth plaster ceiling. Loft access hatch. Coving.

Lounge

11'11" x 11'5" (3.63m x 3.48m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to the side garden.

Kitchen

9'9" x 7'2" (2.97m x 2.18m)

Wood effect worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboard and tall unit with cupboards above and below a built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine. Smooth plaster ceiling. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 1

14'11" x 11'11" (4.55m x 3.63m)

Radiator. Wall mounted gas fired combination boiler. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Bedroom 2

10'7" x 8'5" (3.23m x 2.57m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed windows to front and side aspects.





Bathroom

5'8" x 5'6" (1.73m x 1.68m)

White suite comprising panelled bath with thermostatic mixer shower, shower attachment and a rainfall fitting above. Suspended wash basin with mixer tap and soft closed drawers below. WC. Tiled floor. Radiator. Extractor. Smooth plaster ceiling. Coving. UPVC double glazed window to a front.

Outside

Gardens to the front and side of the property are partly lawned with pathways and a patio area. A driveway provides parking for two vehicles. Greenhouse. The rear garden is enclosed and paved for low maintenance with a timber built garden shed.

Tenure

Leasehold - 999 years less 10 days from 12th February 1971 (944 years remaining). Ground Rent: £28 per annum.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

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, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way, turn left into Almond Road, turn right into Oak Road, Veronica Green is a walkway on the left where the property can be found on the right hand side.

what3words

///folks.precluded.exposing

Ref: G18513/05/26



Floor Plan



Viewing

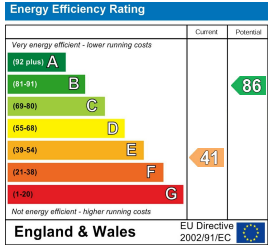
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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