Aldreds
Estate Agents

63 Queens Crescent

Gorleston, NR31 7NJ

£215,000

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Chain Free Situated on a wider than average plot, this well-presented 3/4 bedroom mid-terrace home is offered chain free and provides flexible accommodation to suit a variety of buyers. The property benefits from a spacious 29' kitchen/diner with French doors opening onto a generous rear garden, creating the perfect space for both everyday living and entertaining. Further features include gas central heating and UPVC double glazing throughout.

Conveniently located within a short drive of James Paget Hospital, the property also enjoys excellent access to local amenities, schools and transport links, making it an ideal choice for families, first-time buyers or investors. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Hall
Carpet floor, double glazed door to front, radiator, stairs to first floor, access to lounge, 2nd reception room/bedroom, and kitchen/diner.

Lounge
11'5" x 12'5" (3.48m x 3.80m)
Carpet floor, double glazed window to front, in built cupboard housing gas meter, radiator.

Bedroom 3/Second Reception Room
11'2" x 10'9" (3.41m x 3.29m)
Carpet floor, double glazed window to front, radiator.

Kitchen/Diner
29'0" x 7'8" (max) (8.84m x 2.36m (max))
Vinyl floor, double glazed window, single door and French doors to rear, under stairs cupboard, radiator, wall mounted gas boiler, laminate counter tops with over and under counter storage, space for washing machine, fridge/freezer, connection for gas oven, sink and draining board.

Landing
Carpet floor, double glazed window to rear, loft hatch, access to 3 bedrooms, bathroom and separate WC.

Bedroom 1
13'10" x 12'1" (4.22m x 3.69m)
Carpet floor, double glazed window to front, radiator, built in wardrobe above the stairs.

Bedroom 2
11'6" x 10'9" (3.52m x 3.28m)
Carpet floor, double glazed window to front, radiator, built in wardrobe above the stairs.

Bedroom 4
8'3" x 8'1" (2.54m x 2.48m)
Carpet floor, double glazed window to rear, radiator.

Bathroom
9'1" (max) x 6'8" (2.78m (max) x 2.04m)
Vinyl floor, double glazed window to rear, basin, glass shower cubicle with wall mounted shower, bath tub.

WC
5'8" x 2'8" (1.75m x 0.82m)
Vinyl floor, double glazed window to rear, WC.

Outside Front
Grass lawn combination of brick wall and timber fence boundaries, concrete path to front door.

Outside Rear
Grass lawn, raised area with artificial lawn, 2 timber sheds, timber fence boundaries.

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage

Location
Gorleston 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, at the roundabout turn left into Middleton Road, turn right into Gloucester Avenue, turn right into St Benets Road, turn left into Somerville Avenue, turn left into Queens Crescent.

What 3 Words
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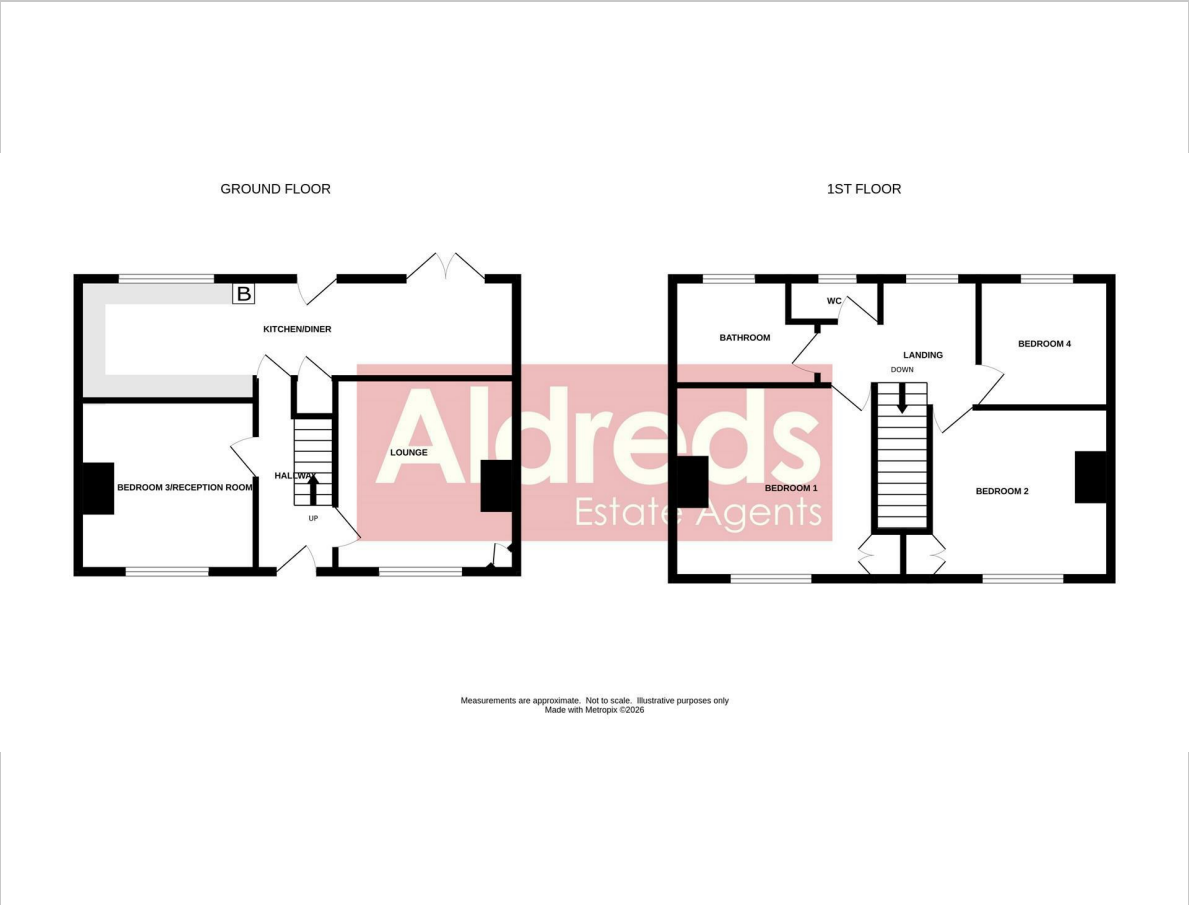
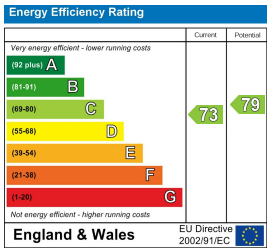
Ref
G18563/07/26

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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