

Aldreds
Estate Agents

Aldreds
Estate Agents
FOR SALE
01693 555555

115 Lowestoft Road, Gorleston, Great Yarmouth, NR31 6SP

OIEO £280,000



4



2



3



E



115 Lowestoft Road

Gorleston, Great Yarmouth, NR31 6SP

- Professionally Renovated
- Four Bedrooms
- Gas Central Heating
- New Double Glazed Windows
- Utility Room
- Driveway
- New Ensuite
- Three Reception Rooms
- New Kitchen
- No Chain

Aldreds are delighted and privileged to offer this handsome, professionally newly renovated four bedroom end terrace house benefitting from its own driveway. An internal inspection is essential to appreciate the features and finish of this fine home. Upgrades include a new kitchen, new shower room, new ensuite bathroom and a new cloakroom. The property has been partially replastered with new decoration and flooring/carpets throughout. New windows and external doors have added extra kerb appeal. Internally there is a spacious entrance hall, three reception rooms, kitchen, utility room and ground floor cloakroom. The first floor offers a landing, master bedroom with ensuite bathroom, three further bedrooms and a shower room. Gas central heating. As well as the private driveway, externally there is a front garden and courtyard rear garden. Offered with no chain



Entrance Hall

Door to front, stairs to landing, under stair cupboard, storage cupboard, radiator

Lounge 11'9" plus bay x 11'9" (3.6 plus bay x 3.6)

Bay double glazed window to front aspect, part wood panelled walls, radiator, picture rail, traditional style coving, traditional style fireplace with tiled hearth

Dining Room/Sitting Room 16'4" x 11'9" (5 x 3.6)

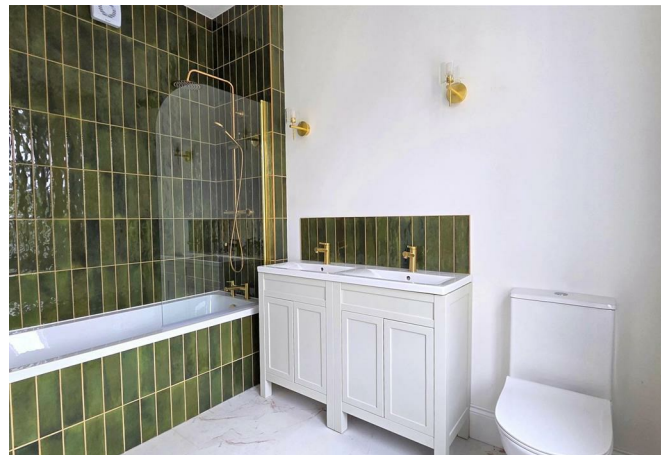
Picture rail, double glazed window front aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator

Cloakroom

Part wood panelled walls, low level WC, hand basin, opaque double glazed window to rear aspect, heated towel rail

Breakfast Room 11'6" x 9'6" (3.52 x 2.9)

Double glazed window to side aspect, radiator





Kitchen 12'9" x 9'7" (3.9 x 2.93)

Base & wall units with worktops, wall mounted gas boiler in storage cupboard, sink with mixer tap, induction hob, electric oven, integrated dishwasher, integrated fridge/freezer, part tiled walls, radiator

Utility Room 9'8" x 4'11" (2.95 x 1.5)

Door to side, double glazed window to side aspect, plumbing for washing machine

Landing

Master Bedroom 14'9" x 9'2" (4.5 x 2.81)

Double glazed window to side aspect, radiator, door to

Ensuite Bathroom 9'1" x 5'11" (2.77 x 1.82)

Panel bath with shower over, his and hers hand basins with mixer taps, low level WC, part tiled walls, double glazed window to side aspect, heated towel rail

Bedroom 2 16'6" x 12'0" (5.03 x 3.68)

Picture rail, double glazed window to front aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator

Directions

Head south along the High Street and over the traffic lights in to Lowestoft Road, continue past the shops where the property is on the left



Bedroom 3 15'0" x 11'9" (4.59 x 3.6)

Picture rail, two double glazed windows to front aspect, radiator

Bedroom 4 11'5" x 6'6" (3.5 x 2)

Double glazed window to side aspect, radiator

Shower Room 7'6" x 4'11" (2.3 x 1.5)

Shower in cubicle, hand basin in vanity unit with mixer tap, low level WC, opaque double glazed window to rear aspect, heated towel rail

Outside

To the front of the property there is a feature pathway leading to front door, lawned garden. To the side is the properties driveway. The rear is a courtyard garden which is shingle with concrete patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

Location

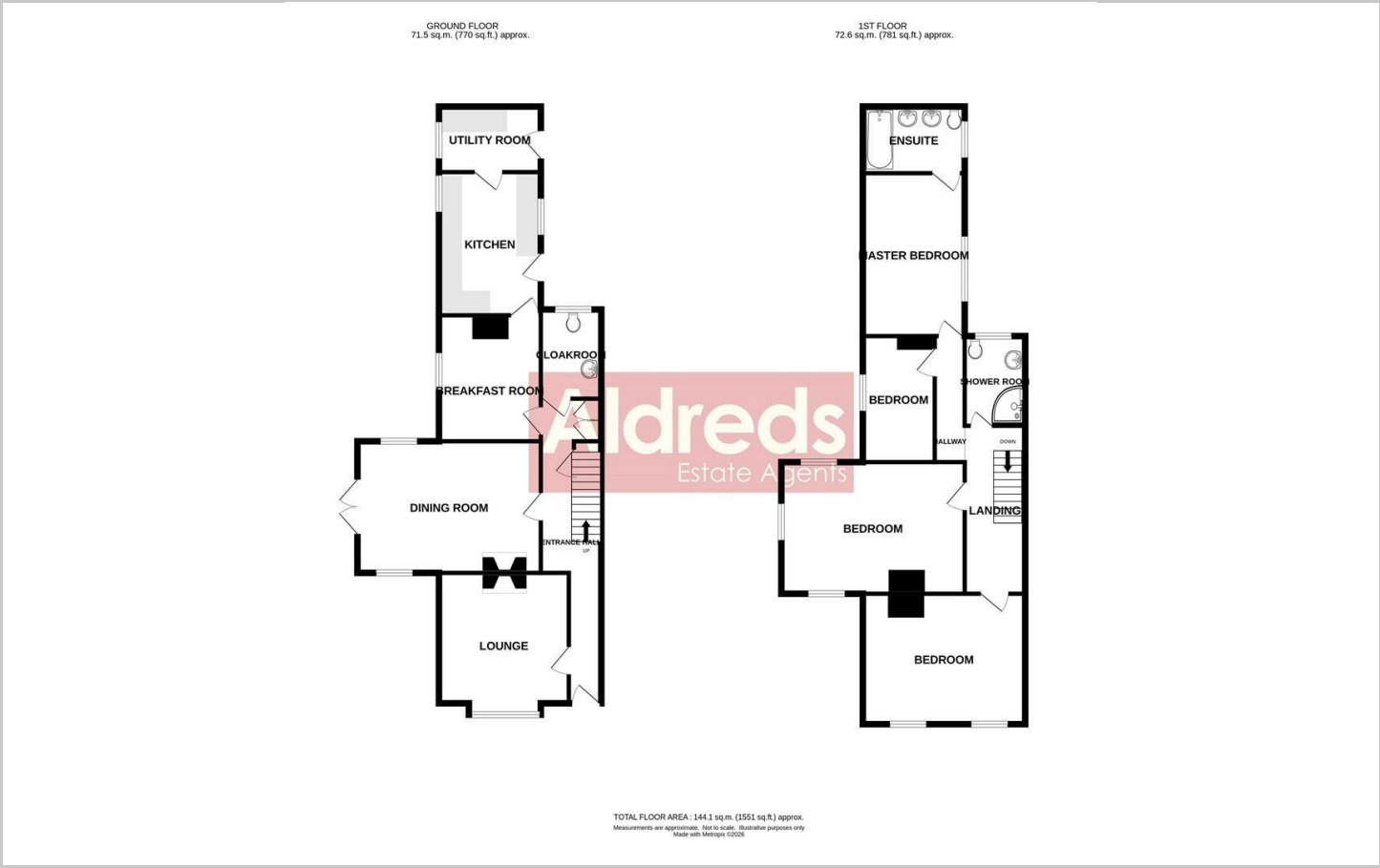
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.``

Directions

Head south along the High Street and over the traffic lights in to Lowestoft Road, continue past the shops where the property is on the left

Ref G18547/06/26

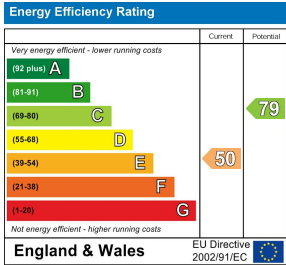
Floor Plans



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.