

Aldreds
Estate Agents

30 Fredrick Road
, Gorleston, NR31 8BN
£115,000



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Situated in a sought-after central Gorleston location, this chain-free two-bedroom mid-terrace house presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring renovation throughout, the property offers well-proportioned accommodation including a partially open plan lounge/diner and two bedrooms, both accessed independently from the landing.

Outside, the property benefits from a generous bisected rear garden, providing excellent potential for outdoor entertaining or further landscaping. Ideally positioned within a short walk of Gorleston High Street, with a wide range of shops, amenities and transport links close by, this is a fantastic prospect for first-time buyers, investors or those seeking a rewarding renovation project.

Entrance Hall

Carpet floor, electric storage heater, access into lounge and dining room, stairs to first floor.

Lounge

Carpet floor, single glazed bay window to front, gas fire, fitted shelving, double doors into dining room.

Dining Room

Carpet floor, single glazed window to rear, gas fire, opening through to kitchen.

Kitchen

Carpet floor, single glazed windows to side and rear, single glazed door to rear, laminate counter tops, sink and draining board, space for free standing oven, under counter fridge and freezer, and washing machine, access to under stairs cupboard.

Landing

Carpet floor, over stairs cupboard, access to two bedrooms and bathroom.

Bedroom 1

Carpet floor, single glazed window to front, wall mounted gas heater.

Bedroom 2

Carpet floor, single glazed window to rear.





Bathroom

Carpet floor, single glazed window to rear, bath tub with wall mounted shower and glass screen, basin with vanity unit, WC, fitted cupboards, one with wall mounted gas boiler.

Outside Front

Concrete forecourt, brick wall boundaries with access gate.

Outside Rear

Small courtyard leading into bisected rear garden with grass lawn and concrete patio with fish pond, and two timber sheds. Combination of timber fence and brick wall boundaries.

Services

Mains gas (x2 gas fire), water, electric, drainage

Tenure

Freehold

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 the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, turn left into Fredrick Road where the property can be found on the left hand side.

What 3 Words

///race.stale.spend

Ref

G18571/07/26



Floor Plan

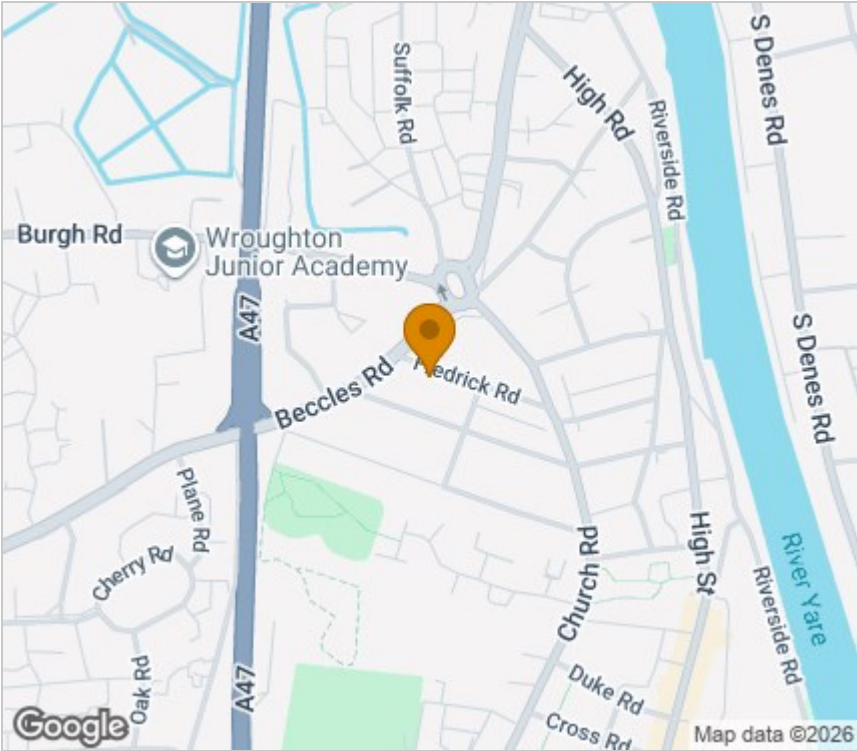


Viewing

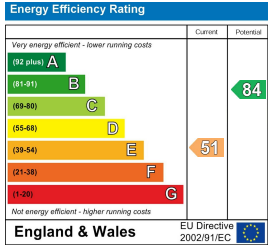
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Area Map



Energy Efficiency Graph



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