

**Aldreds**  
Estate Agents



33 Beccles Road.

Gorleston, NR31 0PW

Offers Over £185,000



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## 33 Beccles Road.

Gorleston, NR31 0PW

\*\*\*Chain Free\*\*\* Located in a central Gorleston position, this beautifully modernized three-bedroom end-terrace house is presented in turn-key condition throughout. The accommodation includes a stylish open-plan kitchen/diner, ideal for modern living and entertaining.

The property benefits from gas central heating and uPVC double glazing throughout. Upstairs offers three well-proportioned bedrooms and a modern bathroom.

Externally, there is a private front garden and a garage to the rear. Conveniently situated close to local amenities and transport links, this property would make an ideal home or investment opportunity.

### Entrance Hall

Door to front, stairs to landing, under stair cupboard.

### Lounge

20'0" x 11'4" max 8'9" min (6.1 x 3.47 max 2.68 min)

Double glazed window to front aspect, radiator.

### Kitchen/Diner

19'9" max 9'2" min x 16'9" max 8'6" min (6.03 max 2.8 min x 5.11 max 2.6 min)

Base & wall units with worktops, door to rear, double glazed window to rear aspect, wall mounted gas boiler, sink with drainer, gas hob, electric oven, plumbing for washing machine, breakfast bar

### Landing

Access to bedrooms, bathroom and loft.

### Bedroom 1

10'8" x 8'10" (3.27 x 2.7)

Double glazed window to front aspect, radiator.

### Bedroom 2

9'2" x 8'10" (2.8 x 2.7)

Double glazed window to rear aspect, radiator.





### Bedroom 3

8'6" max 5'6" min x 7'8" max 3'11" min (2.6 max 1.7 min x 2.36 max 1.2 min)

Storage cupboard, double glazed window to rear aspect, radiator.

### Shower Room

8'2" x 6'2" (2.51 x 1.9)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

### Outside

To the front of the property there is an enclosed garden laid to astro turf with brick weave and paved patio, bushes & shrubs. To the rear of the property there is a brick weave garden. Garage.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### 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 north along the High Street, continue into High Road, at the traffic lights into Beccles Road where the property can be found on the left hand side.

### Ref

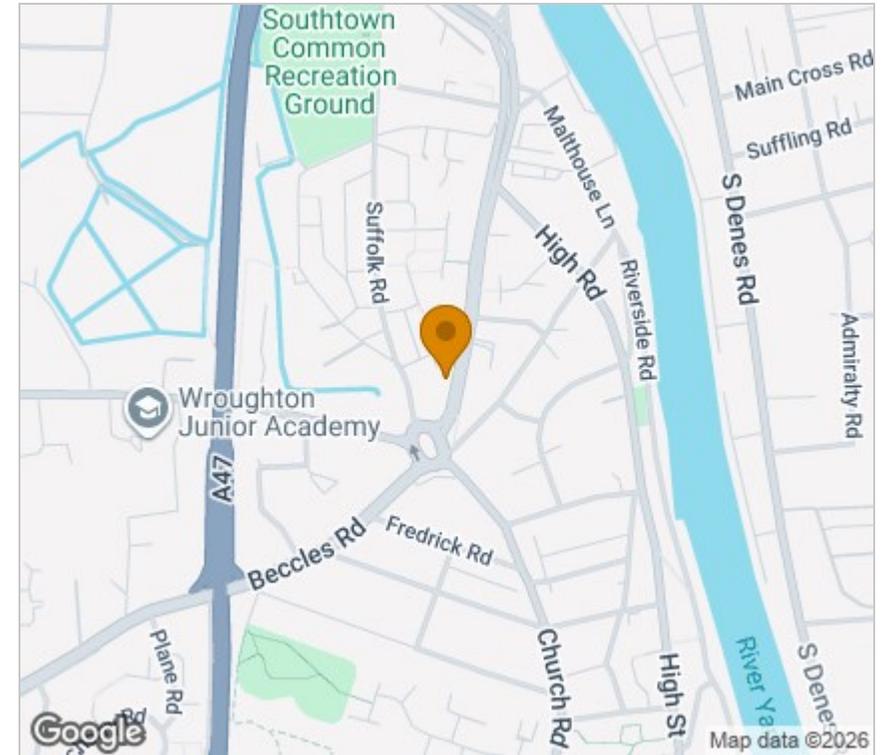
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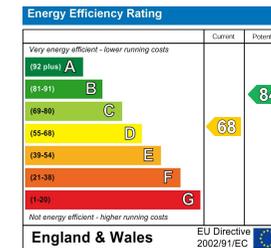
## Floor Plan



## 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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