



**Aldreds**  
Estate Agents

7 Trafalgar Road West

Gorleston, NR31 8AD

Offers In The Region Of £175,000



## 7 Trafalgar Road West

Gorleston, NR31 8AD

Situated in a central location within Gorleston, this well-presented three bedroom mid-terrace house is offered chain free and would make an excellent first-time purchase or buy-to-let investment. The property benefits from gas central heating, double glazing throughout and an EPC rating of C, ensuring comfort and efficiency all year round.

The accommodation features three bedrooms off the landing, providing a practical and desirable layout. Conveniently positioned just a short walk from the High Street, with transport links and a wide range of amenities nearby, this home offers both comfort and convenience in a sought-after location.

### Entrance Hall

Carpet floor, double glazed door to front, access to lounge, dining room, stairs to first floor.

### Lounge

10'2" x 14'1" (into bay) (3.1m x 4.3m (into bay))

Carpet floor, double glazed bay window to front, radiator.

### Dining Room

10'9" x 11'9" (3.3m x 3.6m)

Carpet floor, double glazed window to rear, under stairs cupboard, opening through to kitchen.

### Kitchen

7'6" x 9'6" (2.3m x 2.9m)

Double glazed door and window to side, Vinyl floor, laminate counter tops with over and under counter storage. Integrated oven with induction hob, sink and draining board, space for washing machine, access through to bathroom.

### Bathroom

7'10" x 5'6" (2.4m x 1.7m)

Laminate floor, double glazed windows to rear and side, WC, basin, bath tub with wall mounted electric shower, radiator.

### Landing

Carpet floor, loft hatch, access to 3 bedrooms.

### Bedroom 1

13'9" x 11'1" (4.2m x 3.4m)

Carpet floor, radiator, double glazed window to front, fire place.

### Bedroom 2

8'2" x 11'9" (2.5m x 3.6m)

Carpet floor, double glazed window to rear, radiator, fireplace.





### Bedroom 3

7'6" x 10'5" (2.3m x 3.2m)

Carpet floor, double glazed window to rear, radiator, wall mounted gas boiler.

### Outside Front

Concrete path to front door, brick wall boundaries.

### Outside Rear

Combination of lawn, decking and patio areas, timber shed, hedgerow and timber fence boundaries, access gates to side.

### 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 Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Turn left onto Trafalgar Road West where the property will be found all the way at the end on the right hand side.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### What 3 Words

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### Ref

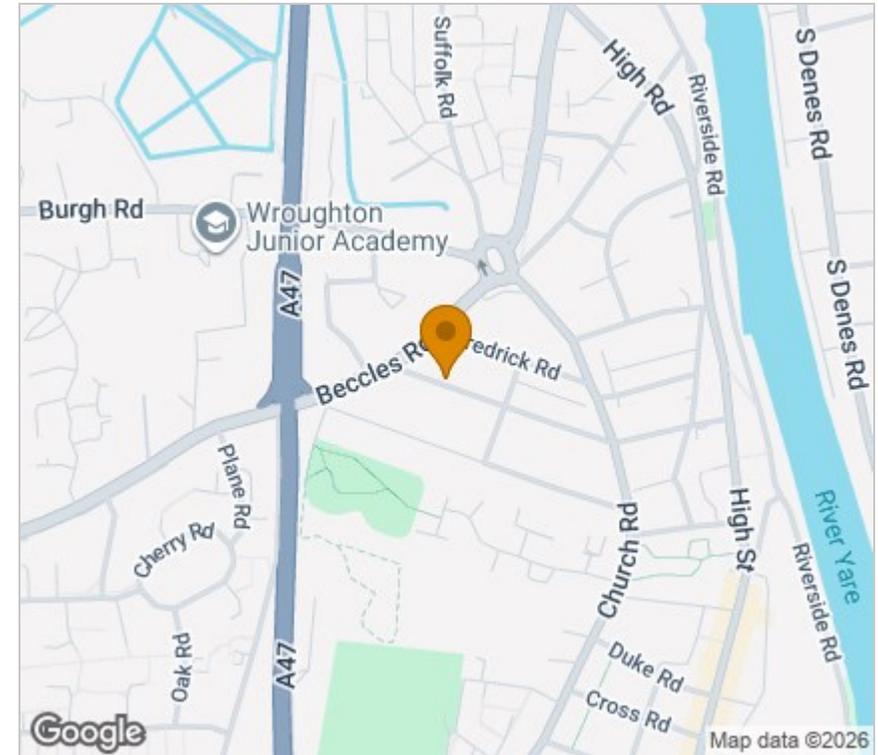
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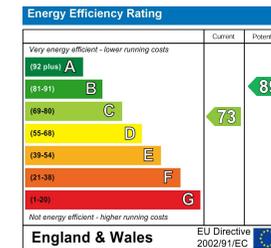
## Floor Plan



## 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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