

**Aldreds**  
Estate Agents



16 Paston Road  
Gorleston, NR31 7AU  
£165,000



## 16 Paston Road

Gorleston, NR31 7AU

Situated in a Gorleston location not far from the town centre, this three bedroom mid-terrace home is offered chain free and presents an excellent opportunity for first-time buyers or investors alike. The property features a welcoming layout with three well-proportioned bedrooms off the landing, a convenient downstairs cloakroom, and gas central heating throughout. Its close proximity to local amenities and transport links adds to the home's everyday appeal.

To the rear, a private and secure garden provides a pleasant outdoor space with plenty of potential. Requiring some modernization, the property offers fantastic scope to add value and create a home tailored to your taste. Combining location, space, and opportunity, this is a property not to be missed.

### Entrance Hall

Vinyl floor, double glazed door to front, stairs to first floor, access to lounge.

### Lounge

14'6" x 12'5" (4.42m x 3.81m)

Laminate floor, radiator, double glazed window to front, built in desk and shelving area, access to Kitchen.

### Kitchen

14'6" x 8'1" (4.42m x 2.47m)

Vinyl floor, double glazed window and door to rear, laminate counter tops with over and under counter cupboards, sink and draining board, space for cooker, under counter fridge and freezer, plumbing for washing machine, wall mounted gas combi boiler, access to downstairs WC through small lobby, radiator.

### Inner Lobby

Vinyl floor, access to cloak room, cupboard under stairs.

### Cloakroom

Vinyl floor, WC, basin, double glazed window to rear.

### First Floor Landing

Carpet floor, loft hatch, access to 3 bedrooms and bathroom.

### Bedroom 1

10'11" x 9'6" (3.33m x 2.91m)

Carpet floor, double glazed window to front, built in wardrobe space, radiator.

### Bedroom 2

8'6" x 11'2" (2.61m x 3.41m)

Carpet floor, double glazed window to rear, radiator, built in cupboard.





### Bedroom 3

8'8" x 8'0" (2.65m x 2.46m)

Carpet floor, double glazed window to rear, radiator, high window looking into landing.

### Bathroom

Vinyl floor, double glazed window to front, WC, basin, bath tub with wall mounted shower, heated towel rail.

### Outside Front

Combination of grass lawn and gravel, timber fence and brick wall boundaries, concrete path to front door.

### Outside Rear

Artificial lawn, gravel area, concrete patio seating area, timber shed, timber fence boundaries with access gate to the rear.

### Council Tax Band

Great Yarmouth Borough Council - Band A

### Services

Mains gas, water, electric, drainage.

### Tenure

Freehold

### Directions

Head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout turning left in to Baliol Road and right into Paston Road where the property can be found on the right hand 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.

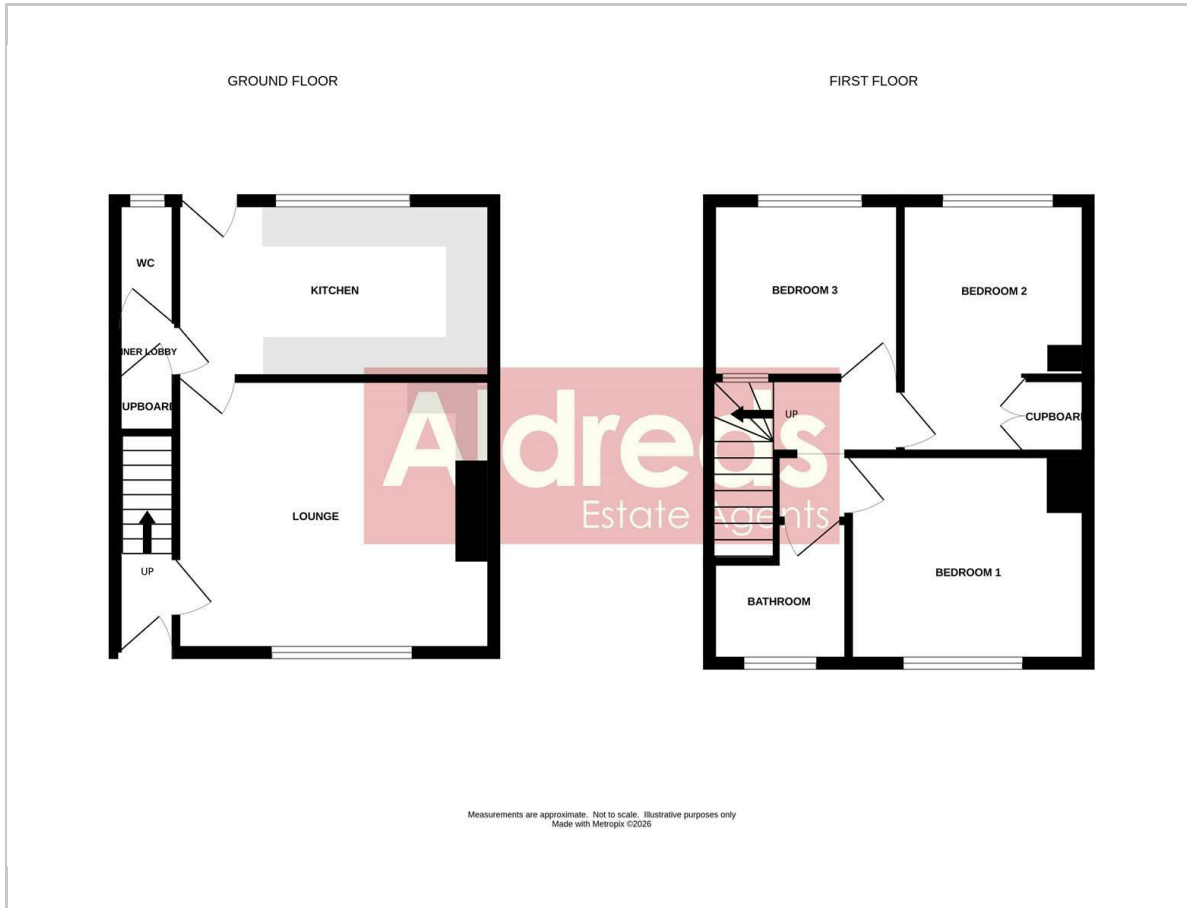
### What 3 Words

///driftwood.mashing.opposite

### Ref



## Floor Plan



## Viewing

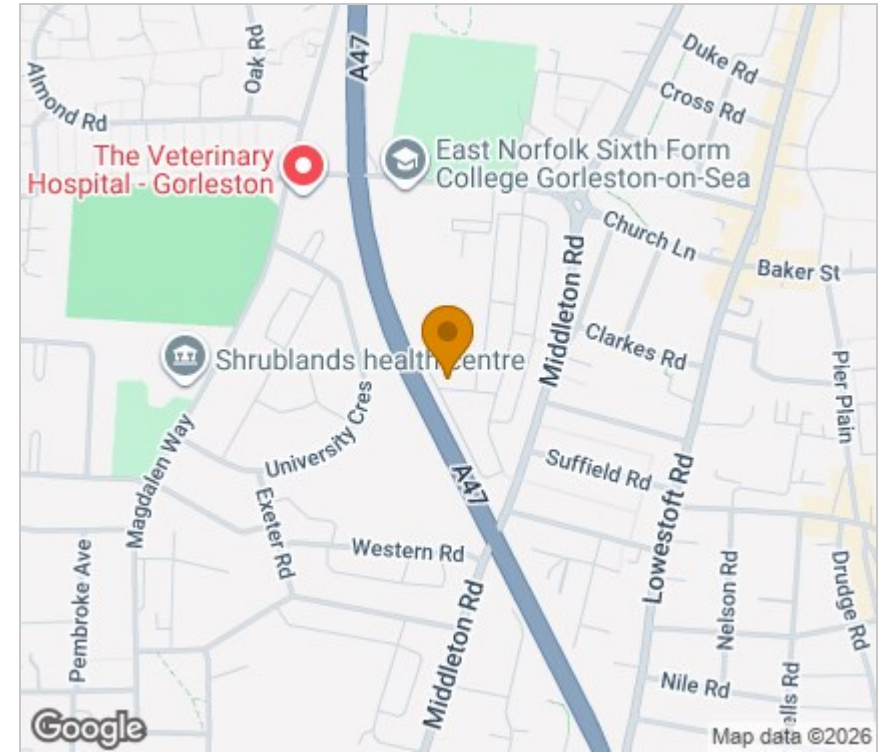
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

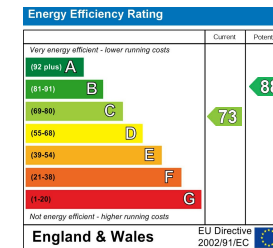
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## Area Map



## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA