44 Shrublands Way

Gorleston, NR31 8LU

£140,000

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Gorleston, NR31 8LU

This well-proportioned three-bedroom end-terrace house is offered chain free and benefits from a private driveway, generous front-to-back lounge and three bedrooms arranged off the landing. The property also features a downstairs cloakroom, modern boiler and updated electrics, making it an appealing opportunity for those looking for a home with good practical features.

Please note, the property is of non-standard steel-frame construction and is therefore offered to cash buyers only. Situated in a central Gorleston location, the property is conveniently placed for a range of local amenities, transport links and everyday facilities.

Front Porch

Double-glazed front door, double-glazed windows to front and side aspects, carpet floor, and single-glazed door to the entrance hall.

Entrance Hall

Carpet floor, radiator, short cupboard with fuse box, access to lounge, kitchen, downstairs toilet, understairs cupboard, and stairs to the first floor.

Lounge

10'5" (max) x 19'8" (3.20m (max) x 6.01m)

Carpet floor, radiator, storage cupboard, and double-glazed windows to front and rear aspects.

Kitchen

13'8" x 7'8" (4.17m x 2.34m)

Laminate floor, double-glazed door and window to rear aspect, laminate countertops, built-in oven, gas hob with extractor, space for fridge-freezer, washing machine, inset sink, radiator, and boiler cupboard.

Cloakroom

Double-glazed window to front, WC, and vanity basin.

First Floor Landing

Carpet floor and access to three bedrooms, separate WC, and shower room.

Bedroom 1
10'9" x 11'5" (3.28m x 3.48m)
Carpet floor, radiator, and double-glazed window to rear.

Bedroom 2
10'9" x 7'9" (3.28m x 2.37m)
Carpet floor, radiator, and double-glazed window to front.

Bedroom 3
10'0" x 8'5" (3.05m x 2.59m)
Carpet floor, radiator, rear window, and two built-in storage cupboards.

Separate WC
Vinyl floor, window to front, and WC.

Shower Room
5'0" x 5'1" (1.53m x 1.56m)
Vinyl floor, double-width walk-in shower with electric shower, front window, vanity sink, and heated towel rail.

Outside Front
Brick wall boundary, double wrought iron gate, concrete driveway and path, lawn, and side access to rear.

Outside Rear
Grass lawn, concrete slabs and path, timber gate, brick storage shed, and brick wall boundaries.

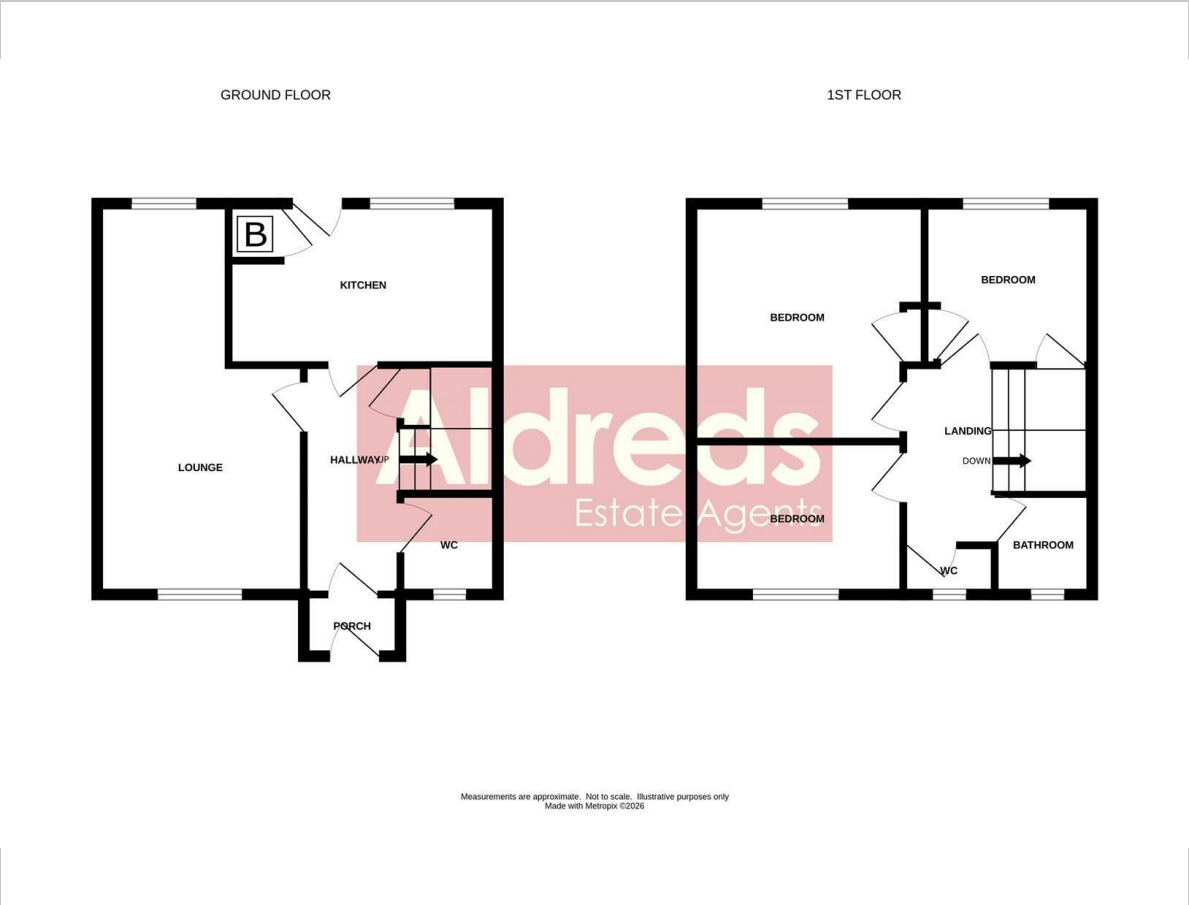
Council Tax
Great Yarmouth Borough Council - Band A

Services
Mains gas, electric, water, drainage.

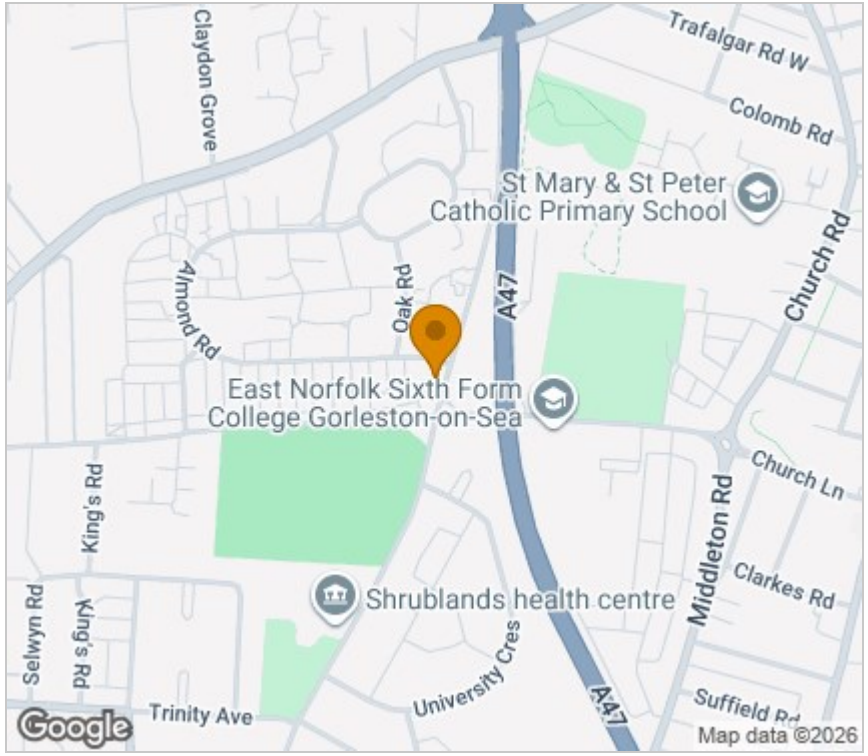
Tenure
Freehold

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.

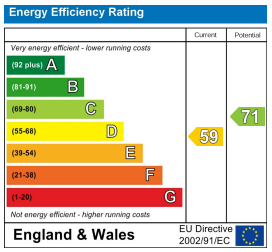
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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