

**Aldreds**  
Estate Agents



11 Veronica Green  
Gorleston, NR31 8LW  
£175,000



# 11 Veronica Green

Gorleston, NR31 8LW

Tucked away in a quiet area of Gorleston, this charming 2-bedroom semi-detached bungalow offers a peaceful retreat. The property benefits from a private rear garden and a garage conveniently located on a block off Lime Way. With gas central heating, the home is both comfortable and efficient.

This chain-free property is a fantastic opportunity for those seeking a tranquil lifestyle without sacrificing convenience. Enjoy easy access to local transport links and amenities, all while residing in a tucked-away position away from the main road.

## Lounge

**11'9" x 14'9" (3.6m x 4.5m)**

Carpet floor, double glazed window to front, radiator.

## Kitchen

**9'10" x 10'9" (3.0m x 3.3m)**

Vinyl floor, double glazed window to front, door to side, laminate countertops, integrate oven and hob, sink and draining board, space for washing machine and fridge freezer, wall mounted and under counter cupboards. Access to lounge and inner hall, radiator.

## Inner Hall

Carpet floor, cupboard, access to bedroom 1 and 2 and bathroom.

## Bedroom 1

**11'9" x 11'1" (3.6m x 3.4m)**

Carpet floor, double glazed window to rear, radiator.

## Bedroom 2

**9'2" x 7'6" (2.8m x 2.3m)**

Laminate floor, radiator, double glazed French doors to rear into conservatory.

## Bathroom

**5'2" x 6'2" (1.6m x 1.9m)**

Tile floor, WC, basin and vanity unit, shower cubicle with wall mounted shower, double glazed window to side, heated towel rail.

## Conservatory

**9'2" x 7'6" (2.8m x 2.3m)**

Vinyl floor, double glazed windows to side and rear, French doors to rear into garden, polycarbonate roof.

## Outside Front

Grass lawn area, brick wall boundary, concrete path to side door with access to rear garden.





#### Outside Rear

Grass lawn area with concrete stepping stones, decorative plant beds, timber shed, concrete patio area.

#### Garage on Block

Located from Lime Way South East of the property. Grass lawn area with concrete stepping stones, decorative plant beds, timber shed, concrete patio area.

#### Tenure

Leasehold - 999 years lease from 12 February 1971 - Ground rent £30 per annum, no service charge.

#### Services

Mains gas, electric, water, drainage.

#### Council Tax

Great Yarmouth Borough Council - Band B

#### 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, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way, turn left into Almond Road, turn right into Oak Road, Veronica Green is a walkway on the left where the property can be found on the right hand side. The garage is accessed via Hazel Way at the rear.

#### What3Words

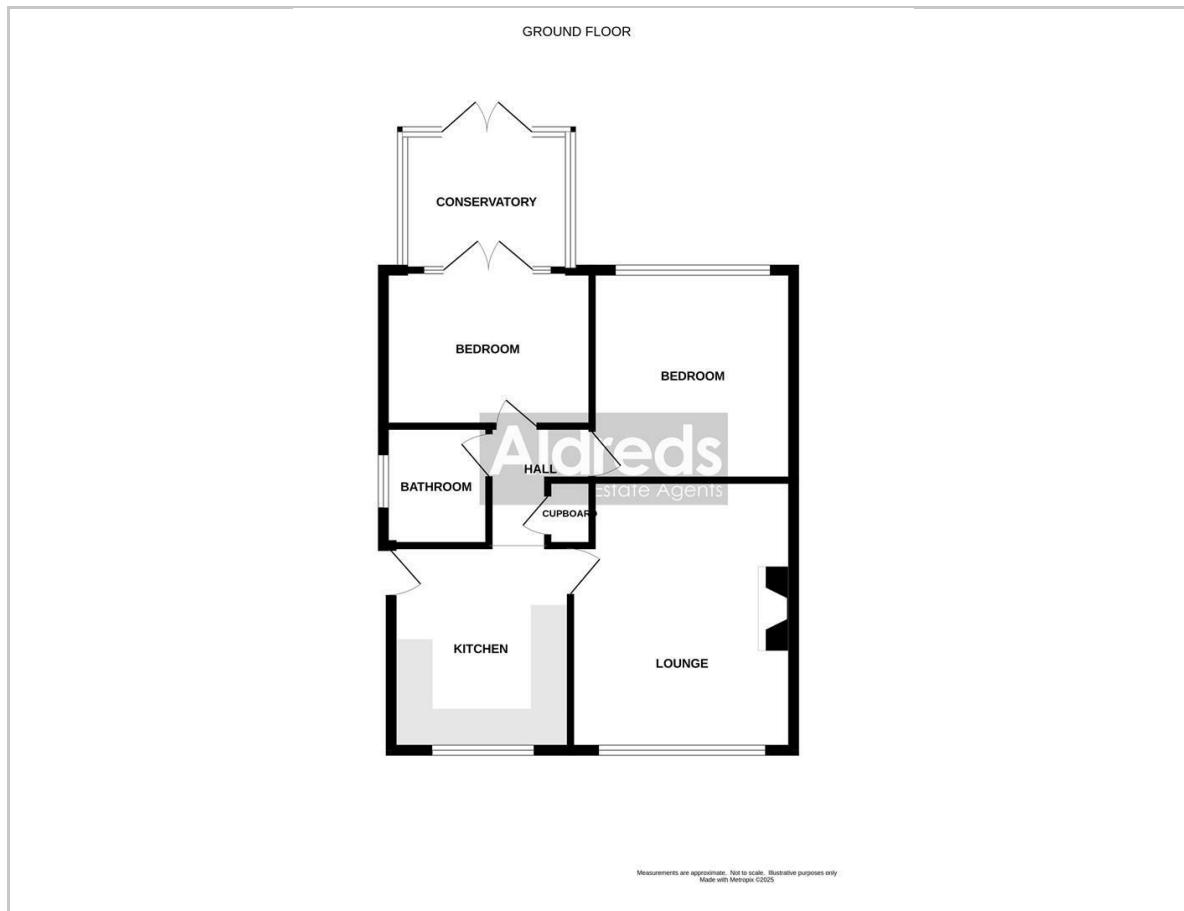
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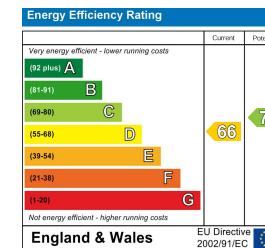
## Floor Plan



## 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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