

Aldreds
Estate Agents



2 Jessie Terrace Butt Lane

Burgh Castle, NR31 9PU

£180,000



2 Jessie Terrace Butt Lane

Burgh Castle, NR31 9PU

This tastefully modern two-bedroom mid-terrace home is offered to the market chain free and provides well-presented accommodation throughout. The property features a spacious open-plan lounge/diner, creating an ideal space for both relaxing and entertaining, while the contemporary kitchen is complemented by a separate utility area for added convenience.

Further benefits include gas central heating, double glazing throughout, and a private rear garden, perfect for enjoying outdoor living. Situated in a desirable residential location, this attractive home is well suited to first-time buyers, downsizers, or investors seeking a property ready to move straight into.

Lounge/Diner

11'5" x 20'4" (plus bay window) (3.50m x 6.21m (plus bay window))

Laminate floor, double glazed door and bay window to front, opening through to dining area, stairs to first floor with under stairs cupboard, multi-fuel burner, access via stable door into kitchen.

Kitchen

10'5" x 10'4" (3.19m x 3.16m)

Laminate floor, double glazed window to rear, access through to utility and bathroom, solid wood countertops, over and under counter storage, fitted Belfast sink, freestanding range cooker, space for fridge freezer, tall radiator.

Utility

6'0" x 3'4" (1.84m x 1.04m)

Laminate floor, double glazed door to side, space for washing machine plus additional storage, access to bathroom.

Bathroom

5'6" x 8'11" (max) (1.68m x 2.73m (max))

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

Bedroom 1

11'6" x 10'0" (3.51m x 3.06m)

Carpet floor, double glazed window to rear, radiator.





Bedroom 2

8'9" (into wardrobe) x 10'5" (2.68m (into wardrobe) x 3.19m)

Carpet floor, double glazed window to rear, radiator, fitted wardrobes.

Outside Front

Tiled frontage with brick wall boundaries.

Outside Rear

Concrete patio, artificial lawn, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains gas, water, electric, drainage.

Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

Directions

Leave Gorleston on the A143 Beccles Road and continue through Bradwell. Turn right at the roundabout (3rd exit) onto New Road. Continue into Belton and turn right at the mini roundabout onto Stepshort. Follow the road to Burgh Castle where the property can be found on the right hand side, immediately after Mill Road.

What 3 Words

///presenter.jukebox.mermaids

Ref

G18553/06/26



Floor Plan



Viewing

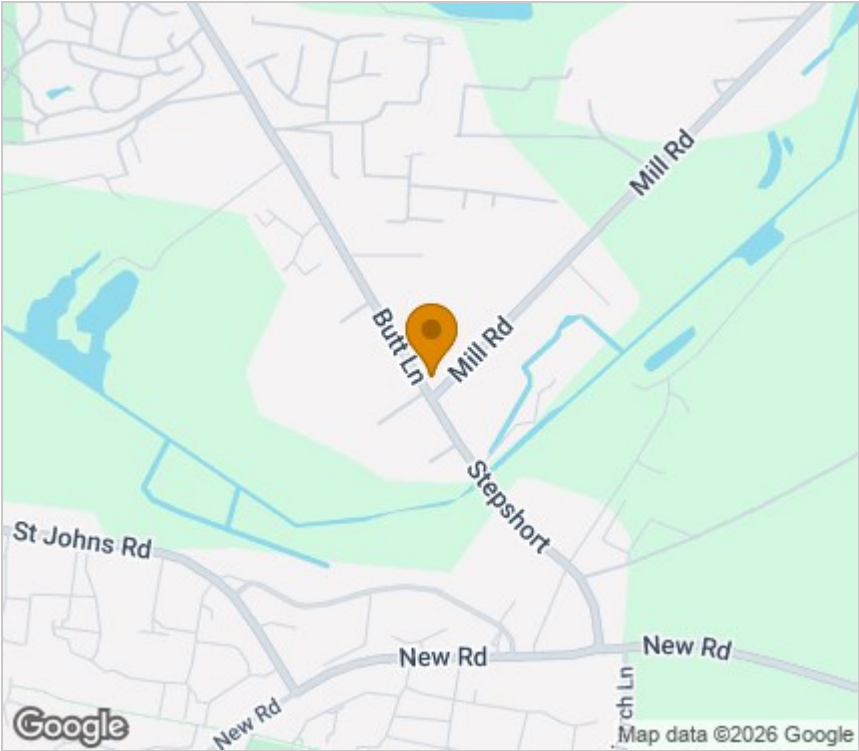
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

