



Aldreds
Estate Agents

22 Mariners Close

Gorleston, Great Yarmouth, NR31 6TU

£170,000



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With a conservatory to rear we offer this spacious, ex local authority two bedroom mid terrace house in this convenient location for James Paget Hospital and Gorleston Beach. Entrance hall, lounge/diner, kitchen and a conservatory on the ground floor. The first floor offers a landing, two bedrooms, shower room and WC. Gas central heating and double glazing. Gardens and communal parking. Offered with no chain

Entrance Porch

Stairs to landing, door to front, under stair cupboard

Lounge/Diner

23'7" x 11'5" max 8'10" min (7.2 x 3.5 max 2.7 min)

Double glazed window to front aspect, storage cupboard, two radiators

Kitchen

10'5" x 8'10" (3.2 x 2.7)

Base units with worktops, sink with drainer, electric cooker point, plumbing for washing machine

Conservatory

14'10" x 8'3" (4.54 x 2.54)

Brick based with sealed unit double glazing, French doors to garden

Landing

Loft access, two storage cupboards

Bedroom 1

17'8" max x 9'5" (5.4 max x 2.89)

Storage cupboard, double glazed window to front aspect, radiator

Bedroom 2

13'9" x 9'4" (4.2 x 2.87)

Double glazed window to rear aspect, radiator





Shower Room

5'6" x 4'11" (1.7 x 1.5)

Shower, hand basin, opaque double glazed window to rear aspect

WC

Low level WC

Outside

Front garden. Rear garden with timber shed. Communal parking

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

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.

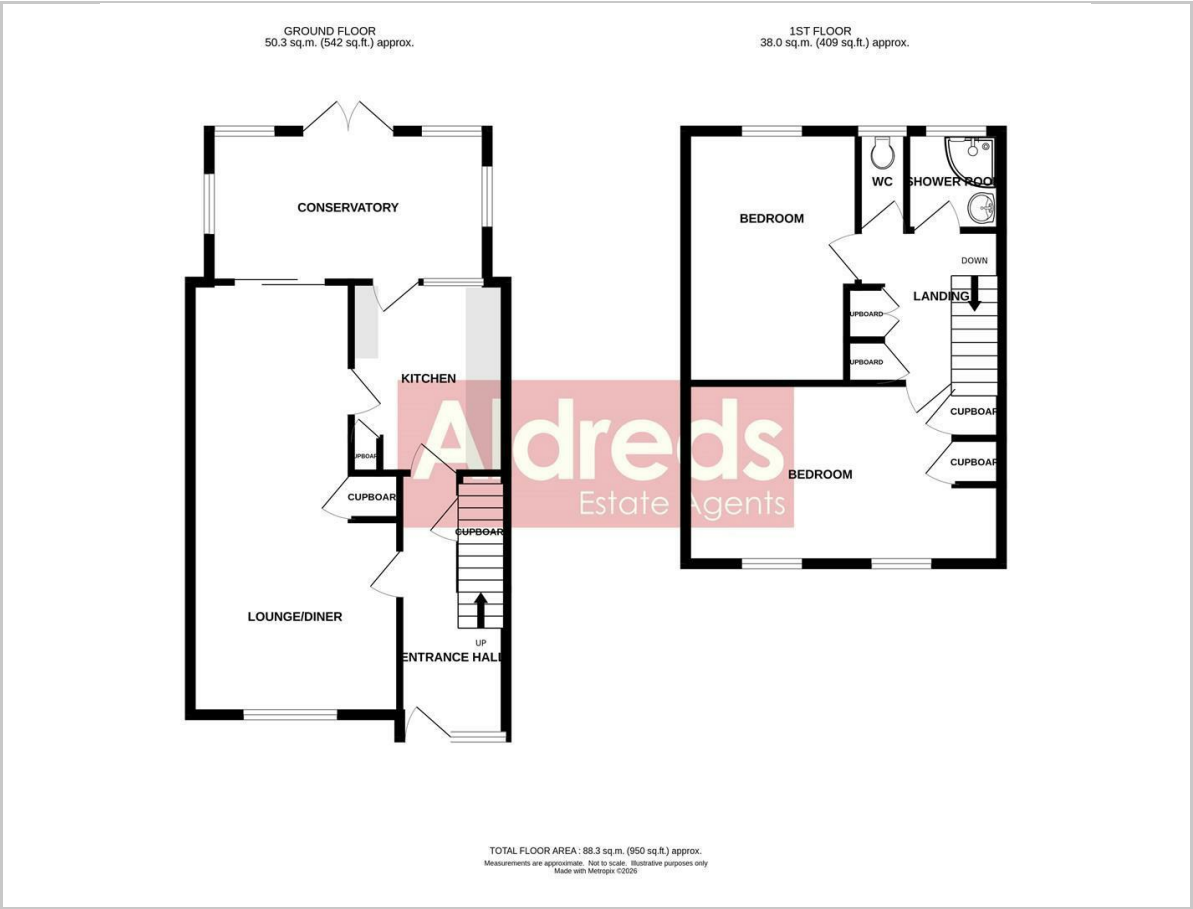
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the the next roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road, turn immediately right into Kennedy Avenue, at the 'T' junction turn left into Mariners Compass, Mariners Close is on the left

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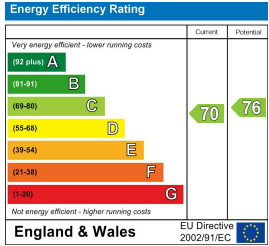
Floor Plan



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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