



Aldreds

Estate Agents

2 Holly Way, Gorleston, NR31 8EX

£200,000



2



1



2



C



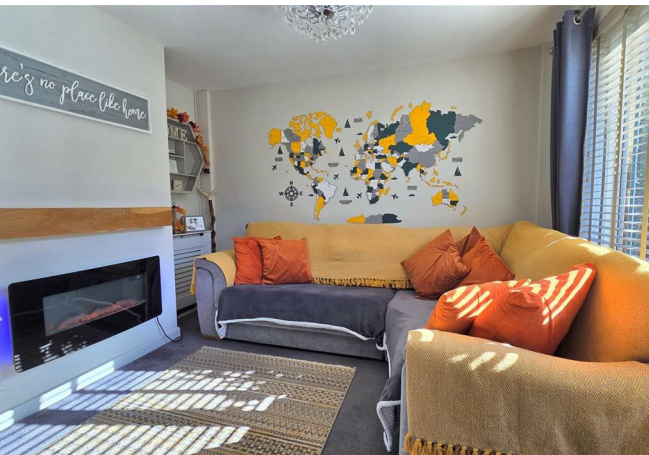
2 Holly Way

, Gorleston, NR31 8EX

- 2 Bedroom Extended End Terrace House
- Generous Kitchen Leading To Extended Sitting/Dining Room
- Easy Maintainable Rear Garden
- Double Glazing Throughout
- Two Double Bedrooms
- Tastefully Modern Throughout
- Communal Car Park Right Beside Property
- Gas Central Heating
- Convenient Amenities And Transport Links Nearby

This two-bedroom extended end terrace house is tastefully modern throughout and features a generous kitchen that opens into an extended sitting/dining room, providing excellent space for socialising. The accommodation includes two double bedrooms and benefits from gas central heating and double glazing throughout.

Externally, the property offers an easy-to-maintain rear garden and convenient access to a communal car park right beside the house. Its location provides easy access to nearby transport links and essential amenities, making it a highly convenient and desirable home.



£200,000



Entrance hall

Tiled floor, double glazed door and window to front, stairs to first floor, access to lounge and kitchen, under stairs storage cupboard.

Lounge 10'5" x 10'9" (max) (3.2m x 3.3m (max))

Carpet floor, double glazed window to front, radiator.

Kitchen 16'4" x 10'5" (5.0m x 3.2m)

Tile floor, wide opening through to secondary lounge/dining room, laminate countertops with wall mounted and under counter cupboards, sink and draining board, space for washing machine, tumble dryer, freestanding oven, wine fridge, fridge freezer, radiator.

Sitting/Dining room 16'4" x 13'1" (5.0m x 4.0m)

Karndean floor, double glazed French doors to the rear, two double glazed Velux skylight windows, radiator.

First floor landing

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



Bedroom 1 13'1" x 9'2" (4.0m x 2.8m)

Carpet floor, double glazed window to front, over the stairs covered, radiator, built in wardrobe.

Bedroom 2 10'2" x 10'5" (3.1m x 3.2m)

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

Shower room 5'10" x 6'6" (1.8m x 2.0m)

Vinyl floor, double glazed window to rear, built in WC and basin with vanity unit, shower cubicle with wall mounted shower, radiator.

Outside front

Concrete path to front door, artificial lawn, decorative shrubs with wooden partitions, timber fence boundaries.

Outside Rear

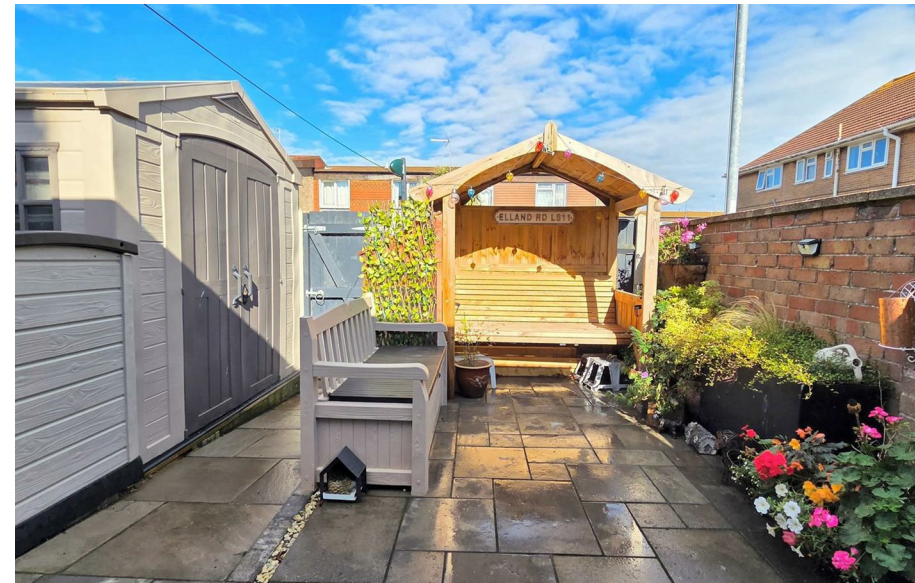
Concrete patio area, combination of brick wall and timber fence boundaries, access to carpark.

Tenure

Freehold

Directions

From the Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout turning right at the traffic lights in to Shrublands Way, turn left into Almond Road where Holly is a walkway on the left.



Services

Mains gas, water, electric, drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Location

Gorleston 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, turn right at the traffic lights in to Church Lane, continue over the roundabout turning right at the traffic lights in to Shrublands Way, turn left into Almond Road where Holly is a walkway on the left.

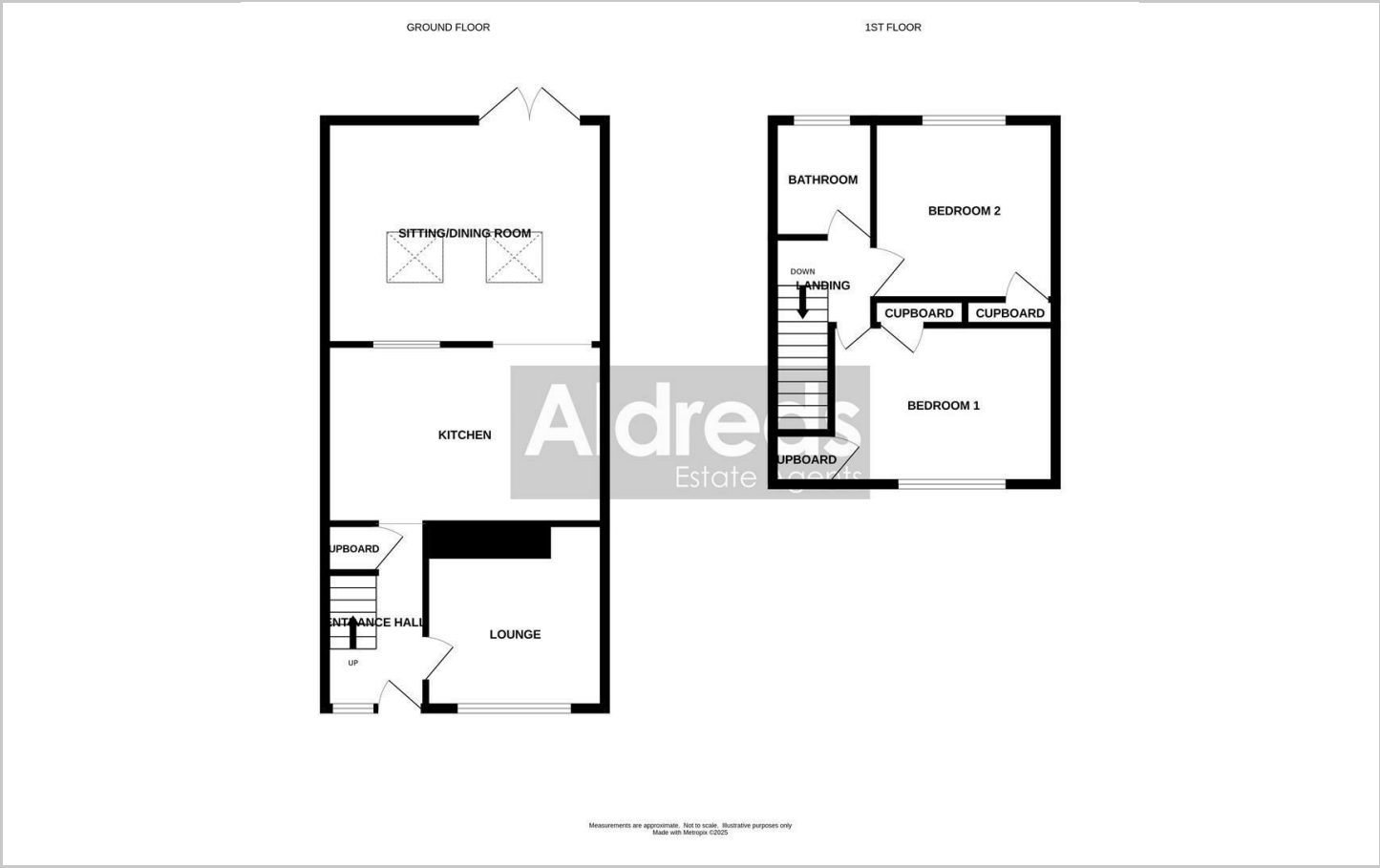
What 3 Words

///boxing.ankle.emeralds

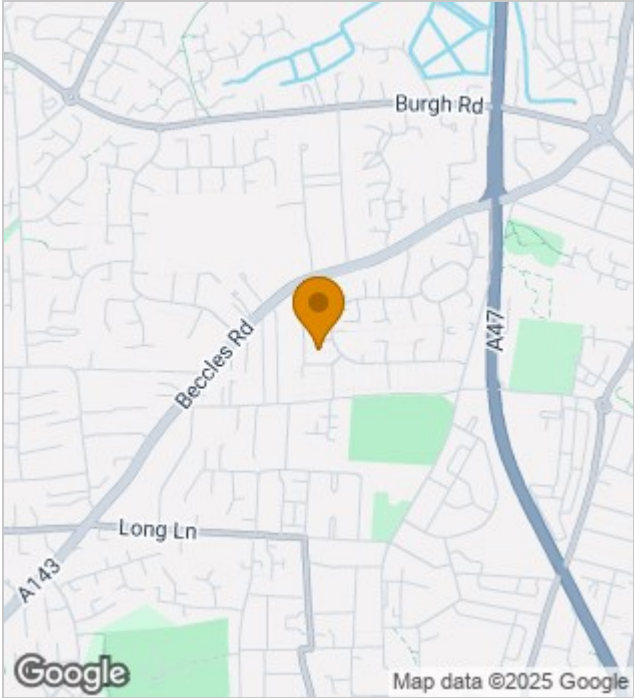
Ref

G18390/10/25

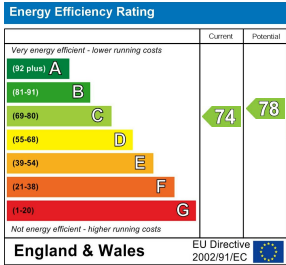
Floor Plans



Location Map



Energy Performance 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.

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 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.