

Aldreds
Estate Agents

39B Priory Street
, Gorleston, NR31 6NG
£160,000



39B Priory Street

, Gorleston, NR31 6NG

This superb, chain-free two-bedroom mid-terrace house is a must-see. Featuring the huge bonus of an integral garage and a desired south-facing rear courtyard garden, it is situated a stone's throw from Gorleston High Street, providing immediate access to local amenities and excellent transport links. The spacious lounge and main bedroom are quietly located to the rear, offering comfortable living space. This property presents an ideal blend of convenience and highly sought-after features.

Entrance Hall

Double glazed door to front, carpet floor, electric heater, access to lounge, kitchen and integral garage, stairs to first floor.

Lounge

19'1" x 10'4" (5.82m x 3.16m)

Carpet floor, electric heater, double glazed window and sliding door to rear.

Kitchen

7'1" x 9'8" (2.16m x 2.95m)

Vinyl floor, double glazed window to front, laminate counter tops with wall mounted and under counter storage cupboards, sink and draining board, space for free standing fridge freezer, oven and washing machine, electric fuse box located above window.

First Floor Landing

Carpet floor, access to bedrooms 1 and 2 and bathroom.

Bedroom 1

19'1" x 10'4" (5.82m x 3.16m)

Carpet floor, electric heater, two double glazed windows to rear.

Bedroom 2

11'5" x 15'10" (max) (3.50m x 4.85m (max))

Carpet floor, double glazed window to front, electric heater, loft hatch.

Bathroom

6'10" x 9'8" (2.10m x 2.95m)

Vinyl floor, electric heater, double glazed window to front, airing cupboard, WC, basin and bath tub, wall mounted shower with glass screen.





Integral Garage

7'8" x 15'9" (2.35m x 4.81m)

Manual up and over door to front, electricity connection, lighting, concrete floor.

Outside Front

Front door leading straight onto Priory Street.

Outside Rear

Courtyard area with artificial lawn and small flowerbeds, combination of wooden fence and brick wall boundary with wrought iron railings to the rear.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains water, electric, drainage, electric room heaters.

Directions

From the Gorleston office head north along the High street, Priory Street can be found on the left hand side where the property can be found on the left hand side.

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.

What 3 Words

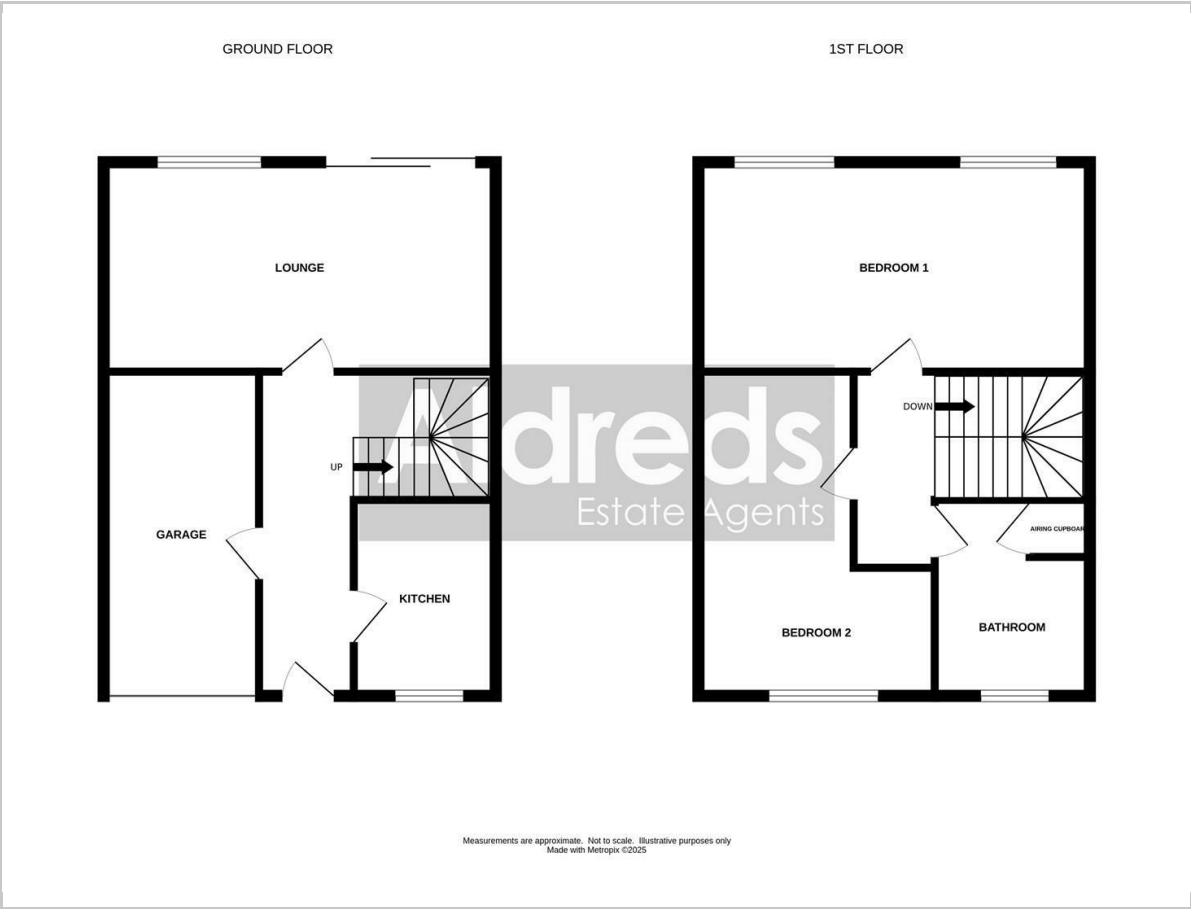
///takes.preheated.boards

Ref

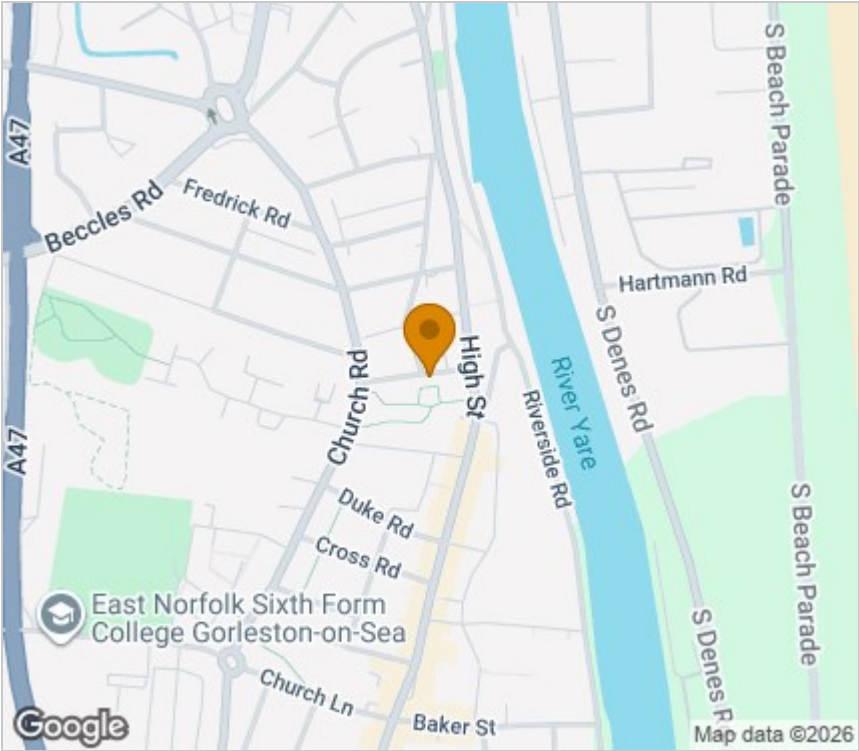
G18414/11/25



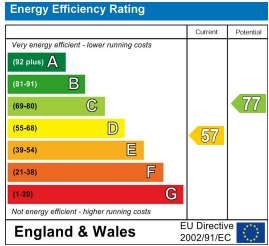
Floor Plan



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.

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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA