

Aldreds
Estate Agents

8 Avenue Road

Gorleston, NR31 6NZ

Offers In Excess Of £140,000

2 | 1 | 2 | E

8 Avenue Road

Gorleston, NR31 6NZ

This chain-free two-bedroom property presents an excellent opportunity for first-time buyers or those seeking a renovation project. The accommodation includes a kitchen/diner, a downstairs WC and two bedrooms off the landing, served by an upstairs shower room.

Situated in Gorleston town centre, the property is conveniently placed for a range of local amenities and transport links. Outside, there is an easily maintained rear garden, making this an appealing prospect for buyers looking to put their own stamp on a home in a convenient location.

Entrance Porch

Door and window to the front aspect, tiled floor, and door leading into the lounge.

Lounge

13'2" x 12'10" (into bay window) (4.03m x 3.93m (into bay window))

Carpet floor, radiator, double-glazed front aspect bay window, gas fireplace with a brick surround, and access to a small hallway leading to the stairs and dining room / reception two.

Dining Room/Second Reception

10'7" x 11'6" (3.23m x 3.51m)

Carpet floor, double-glazed window to the rear aspect, gas fireplace, and access into the kitchen.

Kitchen/Diner

7'6" x 18'8" (max) (2.31m x 5.70m (max))

Tiled floor, two double-glazed windows and one double-glazed door to the side aspect, radiator, laminate countertops with under- and over-counter storage, space for a freestanding gas oven with extractor fan above, space for an under-counter fridge, plumbing for a washing machine, an under-stairs cupboard, and access to the downstairs toilet.

Downstairs WC

Tiled floor, double-glazed window to the rear aspect, radiator, WC, and hand basin.

First floor Landing

Carpet floor, access to two bedrooms and the shower room, built-in storage cupboard, and a loft access hatch.

Bedroom 1

13'2" x 10'9" (4.03m x 3.29m)

Carpet floor, two double-glazed windows to the front aspect, radiator, built-in wardrobes, and a built-in dressing table.















Bedroom 2

8'7" x 11'7" (2.64 x 3.54)

Carpet floor, double-glazed window to the rear aspect, radiator, and a built-in wardrobe.

Shower Room

Carpet floor, radiator, double-glazed window to the rear aspect, WC, hand basin, and a walk-in shower cubicle with a wall-mounted shower, glass screen, and shower chair.

Outside Front

Small forecourt with concrete floor and a brick wall boundary.

Rear Garden

Concrete patio leading straight out from the back door onto concrete flooring, an additional smaller concrete patio seating area, a timber-built shed, timber fence boundaries, and a rear access gate.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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 right into Church Road, turn right into Avenue Road where the property can be found on the left hand side.

What 3 Words

///bucket.shady.fuzzy

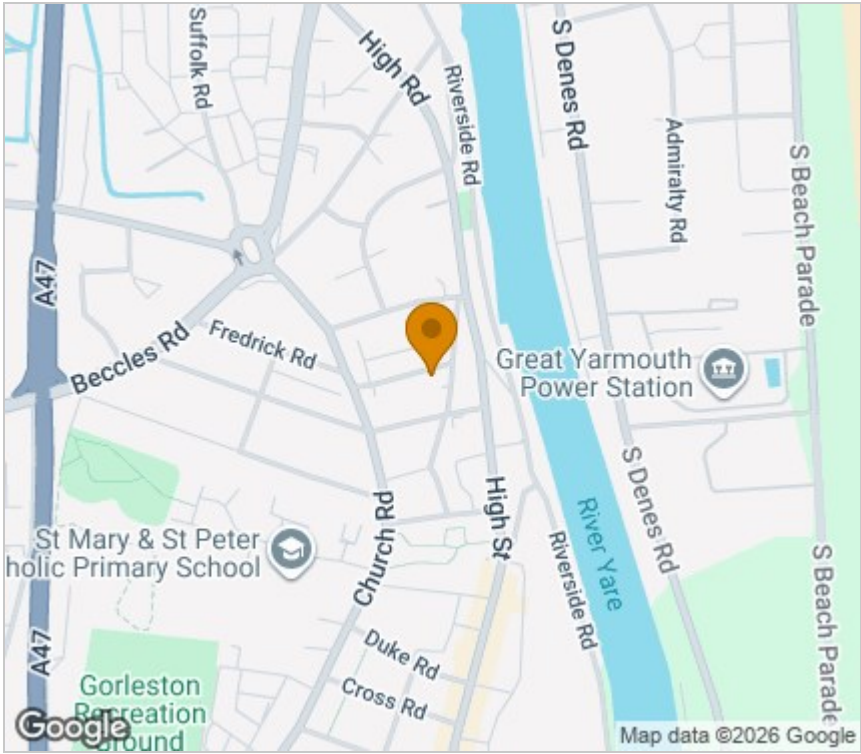
Ref

G18624/09/26

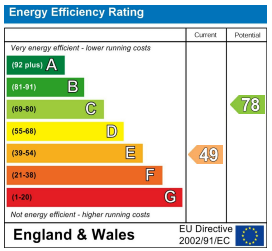
Floor Plan



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