



Aldreds
Estate Agents

Aldreds
Estate Agents
FOR SALE
aldreds.co.uk
01493 664600

20 Burgh Road

, Gorleston, NR31 8BE

Guide Price £210,000 - £220,000

3 1 2

20 Burgh Road

, Gorleston, NR31 8BE

**** GUIDE PRICE £210,000 - £220,000**** A well-presented three-bedroom semi-detached home offered chain free, ideally suited for families or buyers seeking a property with excellent potential. The accommodation is thoughtfully arranged and benefits from gas central heating, a convenient downstairs shower room, and a bright conservatory to the rear that overlooks the generous garden, providing additional utility space.

Situated in a central location, the property enjoys easy access to a range of local amenities, transport links, and everyday conveniences. The spacious rear garden offers ample outdoor space, while the home's position also places it just a short drive from the beach, making it an attractive option for those looking to enjoy both town and coastal living.

Entrance Hall

Combination of carpet and Parquet floor, 2 single glazed stained glass windows to side, double glazed front door, stairs to first floor, under stairs storage, access to lounge and shower room.

Lounge

10'2" x 15'5" (3.11m x 4.72m)

Carpet floor, double glazed half bay window to front, gas fire with mantle, built in storage, access to dining room.

Dining Room

10'4" (+6'0") x 8'1" (max) (3.15m (+1.83m) x 2.47m (max))

Carpet floor, airing cupboard with immersion heater, double glazed French doors to rear, opening through to kitchen.

Kitchen

8'4" x 5'5" (2.56m x 1.66m)

Laminate floor, single glazed window and door to rear into conservatory, laminate counter tops, under and over counter storage, sink and draining board, space for free standing oven and under counter fridge.

Conservatory

9'0" x 5'8" (2.75m x 1.75m)

Single glazed windows to rear and sides, door to rear, laminate counter top with space for washing machine, freezer and dishwasher, laminate floor, polycarbonate roof.

Shower Room

4'9" x 8'2" (1.47m x 2.49m)

Carpet floor, double glazed window to side, radiator, WC, basin, corner shower cubicle with wall mounted shower.

Landing

Carpet floor, access to 3 bedrooms, loft hatch, single glazed stain glass window to side.





Bedroom 1

14'2" (into bay) x 15'8" (4.32m (into bay) x 4.79m)

Carpet floor, radiator, double glazed half bay window to front, fitted wardrobes, basin and cupboard with WC.

Bedroom 2

8'2" x 10'3" (2.50m x 3.14m)

Carpet floor, double glazed bay window to rear, radiator, fitted storage with basin.

Bedroom 3

6'11" x 7'4" (2.11m x 2.26m)

Carpet floor, double glazed bay window to rear, radiator.

Outside Front

Brick weave driveway for 3/4 vehicles, decorative shrubs, timber fence boundary to the right, access around the property to the rear through timber fence access gate.

Outside Rear

Grass lawn, concrete patio, decked seating area, mixed shrubs, green house, timber shed and lean to, timber fence boundaries.

Tenure

Freehold

Services

Mains electric, water, gas, drainage

Council Tax

Great Yarmouth Borough Council - Band B

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

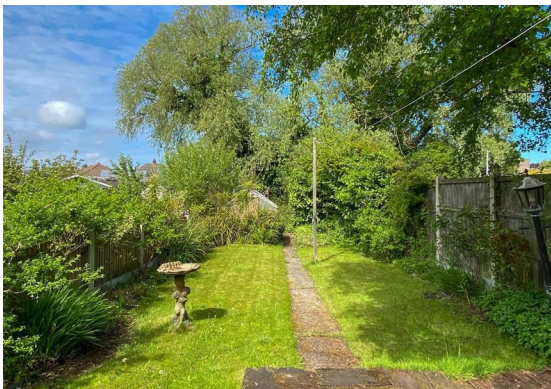
From the Gorleston office, head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road where the property can be found on the right hand side.

What 3 Words

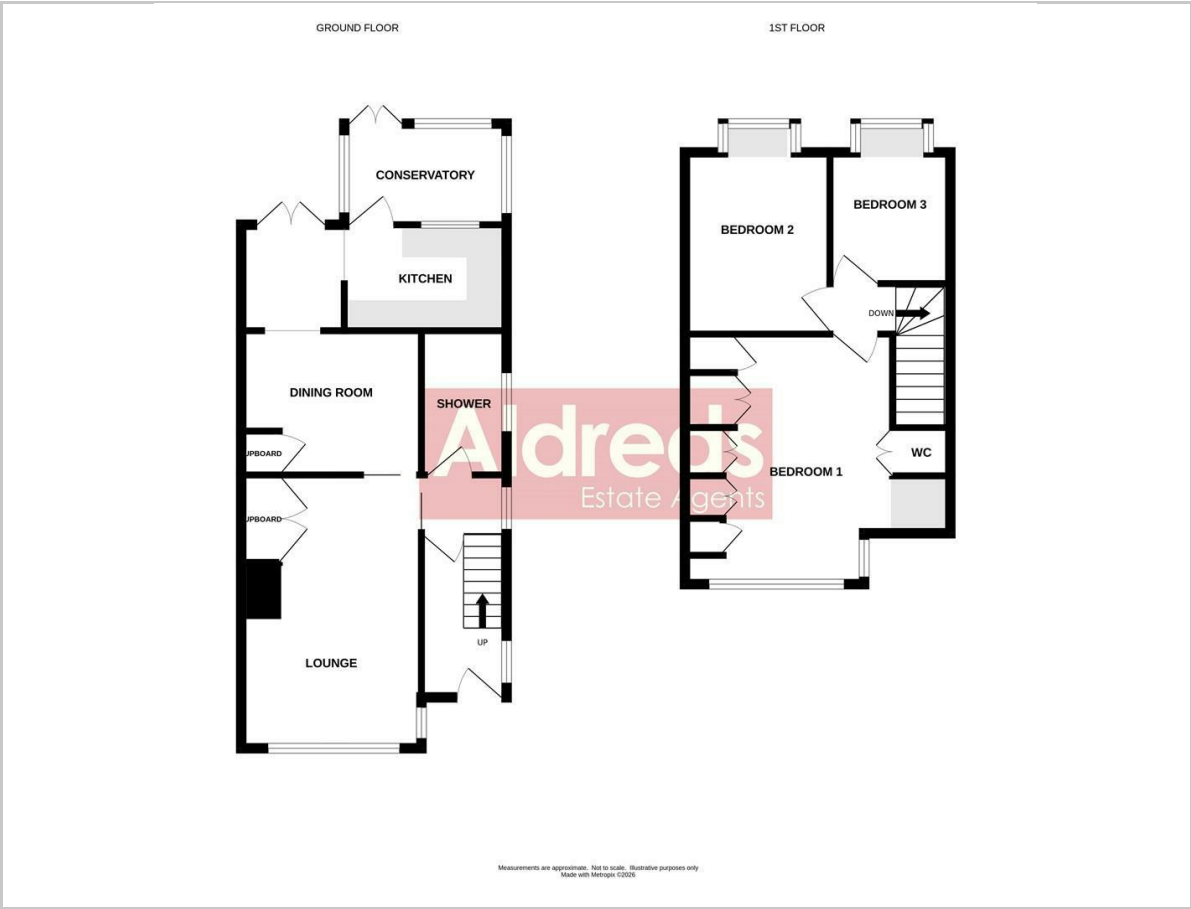
///tunes.oddly.shins

Ref

G18476/03/26



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



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