

Aldreds
Estate Agents

10 Old Fountain, Gorleston, NR31 6TG

Offers In Excess Of £195,000

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10 Old Fountain

, Gorleston, NR31 6TG

Offers In Excess Of £195,000

- Semi-Detached Bungalow
- Entrance Hall
- Kitchen
- Gas Central Heating
- Front & Rear Gardens
- 2 Bedrooms
- Lounge/Diner
- Bathroom
- UPVC Double Glazing
- Garage in a Block



This 2-bedroom semi-detached bungalow is tucked away from the road and offers well presented accommodation including hall, lounge/diner, kitchen and bathroom. The property benefits from gas central heating, UPVC double glazing, a pleasant enclosed rear garden and a single garage in a block adjacent to the bungalow.





Entrance Hall 5'1" x 4'7" (1.55m x 1.40m)

Composite entrance door with double glazed panels and UPVC double glazed panels either side. Built-in cloaks/storage cupboard.

Lounge/Diner 16'5" max x 14'3" max (5.00m max x 4.34m max)

Radiator. Cable television point. Feature electric fireplace with a tiled hearth. Coving. UPVC double glazed window to front aspect.

Inner Hallway

Built-in linen cupboard. Walk-in storage room with a wall mounted gas fired combination boiler. Loft access hatch with an aluminium extending loft ladder to loft space with light.



Kitchen 11'5" max x 8'8" (3.48m max x 2.64m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards. Space for an electric cooker. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Coving. UPVC double glazed window to rear aspect. UPVC double glazed windows either side of a UPVC double glazed door to the rear garden.

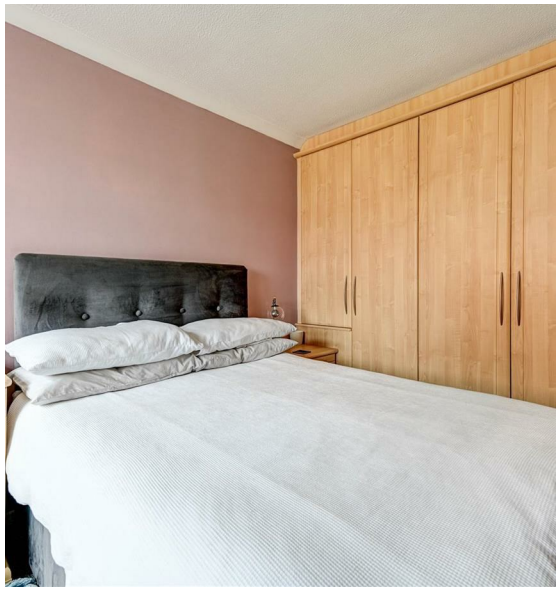
Bedroom 1 11'0" x 10'2" plus door recess (3.35m x 3.10m plus door recess)

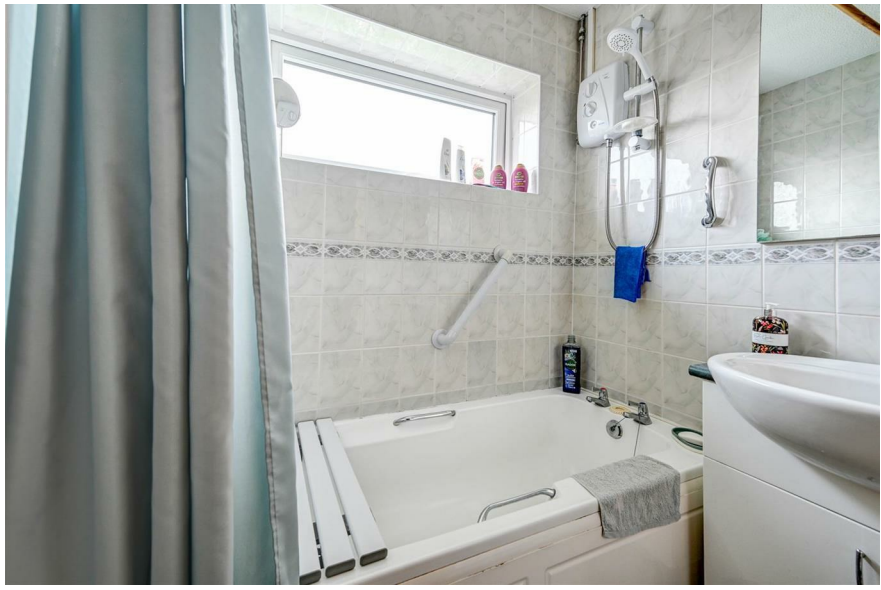
Radiator. Fitted wardrobes with matching bedside units and three drawer unit. Coving. UPVC double base window to front aspect.

Bedroom 2 9'11" x 7'1" (3.02m x 2.16m)

Radiator. Coving. UPVC double glazed window to rear aspect.







Bathroom 6'6" x 5'5" (1.98m x 1.65m)
Fully tiled walls and a white suite comprising panelled bath with an electric shower unit above, wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Fitted wall cupboard. Towel radiator. Extractor. UPVC double glazed window to rear.

Outside
The front garden is laid to lawn with established flower and shrub border. The rear garden is enclosed by fencing and laid to lawn with raised shrub/flower beds. External electric double plug socket and cold water tap to the rear of the property. Single garage in a block adjacent to the bungalow.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - 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 an award winning sandy beach.

Directions
From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and at the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road. At the traffic lights turn left into Bridge Road and then turn immediately right into Kennedy Avenue, at the 'T' junction turn left onto Mariners Compass. Follow the road along and Old Fountain (pedestrian pathway) will be found on the left hand side. Walk along the pedestrian pathway and turn right. The bungalow will be found on the left hand side at the end.

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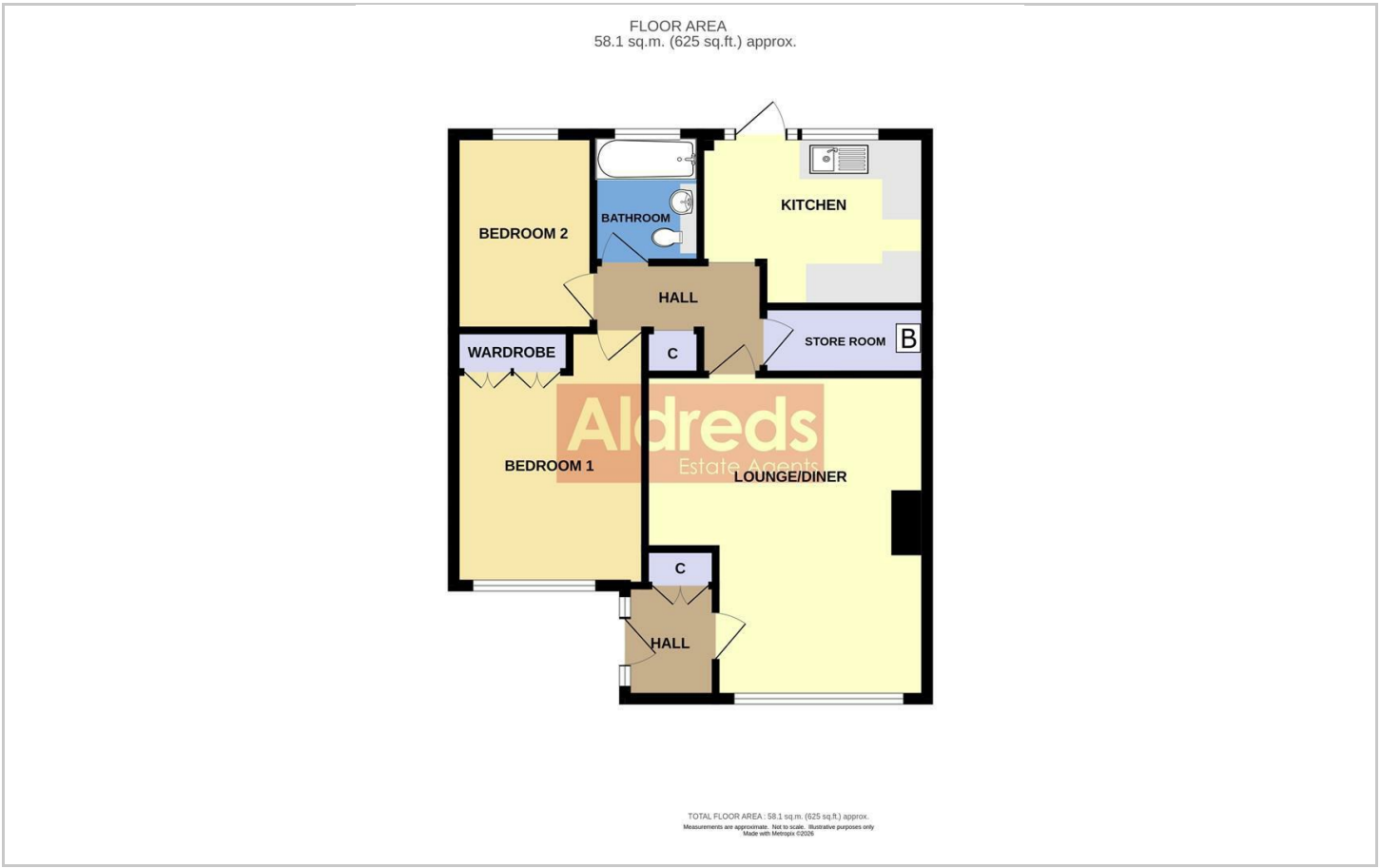
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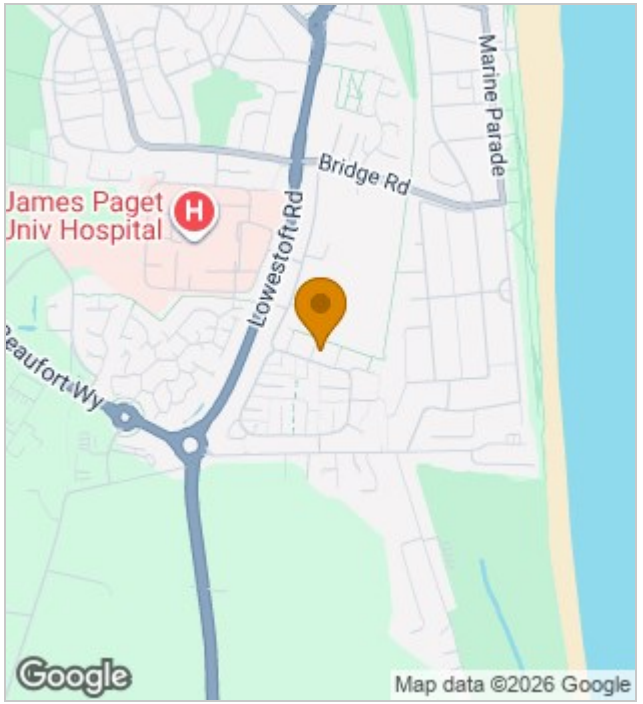




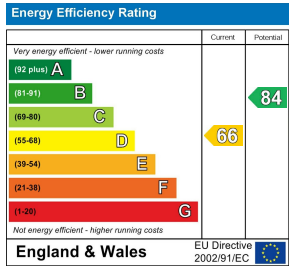
Floor Plans



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.

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