37 Somerville Avenue

Gorleston, Great Yarmouth, NR31 7NP

£196,000

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This 3 bedroom end terraced house with a good size rear garden and off road parking is offered for sale with no onward chain. The property benefits from gas central heating and UPVC double glazed windows. and is ideally located for access to the James Paget Hospital.

Entrance Hall
10'9" x 6'5" (3.28m x 1.96m)

UPVC entrance door with two double glazed panels. Radiator. Electronic thermostat control for heating. Under stairs recess with fitted shelves. Built-in under stairs storage cupboard. Staircase to first floor landing. Smooth plaster ceiling.

Lounge
13'5" x 10'10" plus recess (4.09m x 3.30m plus recess)

Radiator. Cable television point. Feature fireplace. Recess of 1.35m x 0.76m (4'5" x 2'6"). Coving. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Kitchen
11'1" x 9'9" (3.38m x 2.97m)

Worktops with cupboards below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Built-in fan assisted oven and grill. Four ring electric hob. Utility space below worktop with plumbing for washing machine. Recess for fridge/freezer. Wall mounted gas fired combination boiler. Textured ceiling. UPVC door with double glazed panel to side. UPVC double glazed window to rear aspect. Opening through to dining area.

Dining Area
10'1" x 9'11" max, 8'9" min (3.07m x 3.02m max, 2.67m min)

Two radiators. Built-in storage cupboard. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

First Floor

Landing
Smooth plaster ceiling with loft access hatch. UPVC double glazed window to side.

Bedroom 1
11'2" x 9'9" plus door recess (3.40m x 2.97m plus door recess)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Bedroom 2
11'9" x 9'11" plus door recess (3.58m x 3.02m plus door recess)

Radiator. Open wardrobe with two hanging rails. Smooth plaster ceiling. UPVC double glazed window to rear aspect.

Bedroom 3
8'10" x 7'10" max, 5'1" min (2.69m x 2.39m max, 1.55m min)

Radiator. Built-in wardrobe. Coving. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Bathroom
5'6" x 5'5" (1.68m x 1.65m)

Fully tiled walls and a white panelled bath with mixer tap and shower attachment. Pedestal wash basin. Towel radiator. Extractor. Coved and textured ceiling. UPVC double glazed window to rear.

Separate WC
WC. Part tiled walls. Coving. UPVC double glazed window to side.

Outside
The front garden has been laid to lawn with the remainder left for off-road parking for two vehicles. A door to the side of the property leads to the rear garden which is laid partly to lawn with established trees and shrubs. There is a brick built storage shed and a timber built garden shed.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

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 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 left into Middleton Road, turn right into Gloucester Avenue, turn right into St Benets Road, turn left into Somerville Avenue where the property can be found on the left hand side.

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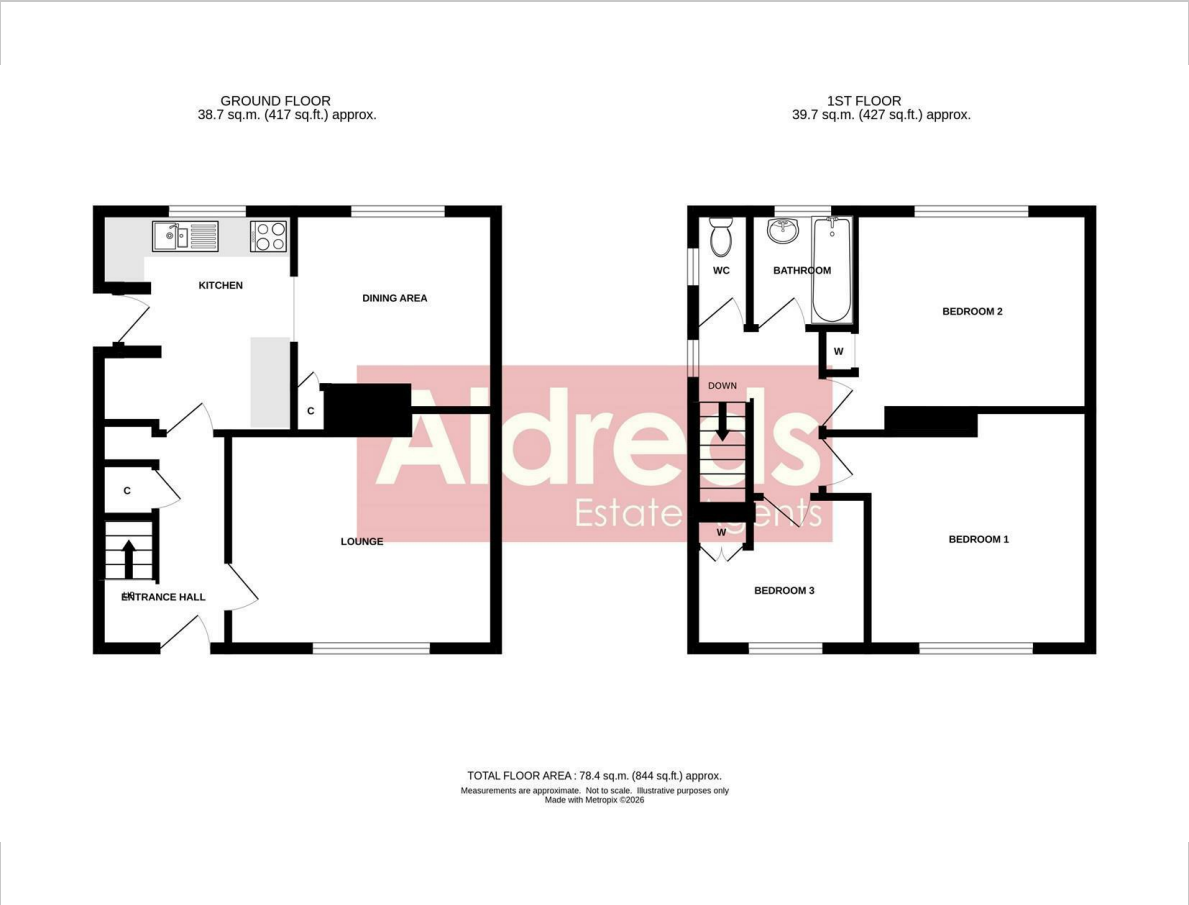
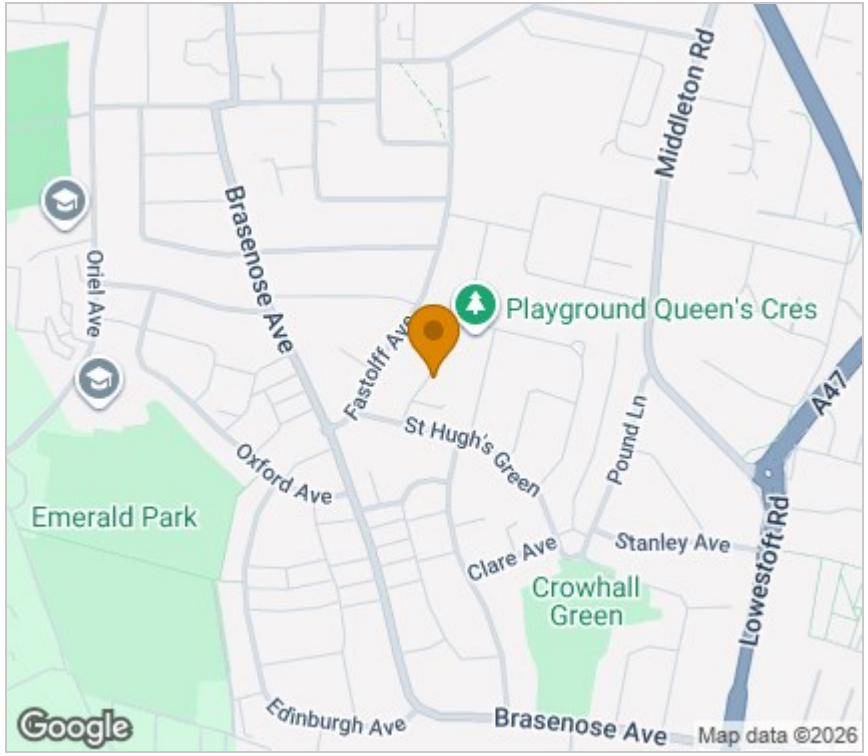
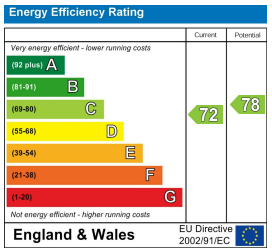
Floor Plan



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.

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