

Aldreds
Estate Agents

40 Avenue Road

Gorleston, Great Yarmouth, NR31 6NZ

£200,000

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Situated in the heart of sought-after Central Gorleston, this stunning three-bedroom mid-terrace home has been beautifully modernised while retaining plenty of character. Tastefully decorated throughout and presented in turn-key condition, the property offers spacious and stylish accommodation, including a convenient ground floor bathroom and a contemporary first floor shower room. Gas central heating adds to the home's comfort and practicality.

Outside, the private, low-maintenance rear garden provides the perfect space to relax or entertain. Ideally located within easy reach of Gorleston High Street, the beach, excellent transport links and a wide range of local amenities, this fantastic home is perfectly suited to families, first-time buyers and those looking for a property ready to move straight into.

Entrance Hall

Laminate floor, double glazed door to front, radiator, access to lounge, dining room and stairs to first floor.

Lounge

9'9" x 11'4" (2.98m x 3.47m)

Laminate floor, cast iron fire place, double glazed bay window to front, radiator.

Dining Room

13'2" x 11'1" (4.02m x 3.38m)

Laminate floor, double glazed window to rear, under stairs cupboard.

Kitchen

7'10" x 12'5" (2.40m x 3.79m)

Laminate floor, double glazed window and door to side, laminate counter tops, integrated hob and oven, space for washing machine and fridge freezer, cupboard housing boiler, access to bathroom.

Bathroom

4'9" x 5'11" (1.46m x 1.82m)

Vinyl floor, double glazed window to rear, WC, basin with vanity unit, bath tub, heated towel rail.

Bedroom 1

13'2" x 10'10" (4.02m x 3.31m)

Carpet floor, 2 double glazed windows to front, radiator, cupboard over the stairs.

Bedroom 2

13'2" x 11'1" (4.02m x 3.38m)

Carpet floor, double glazed window to rear, radiator, access to dressing room/bedroom 3.















Dressing Room/Bedroom 3

7'11" x 8'4" (into wardrobe) (2.42m x 2.55m (into wardrobe))

Carpet floor, double glazed window to side, radiator, access to shower room.

Shower Room

7'10" x 3'8" (2.41m x 1.13m)

Tile floor, double glazed velux sky light window, WC, shower cubicle with wall mounted shower, basin, radiator.

Outside Front

Concrete path to front door, brick wall boundaries, wrought iron gate.

Outside Rear

Concrete patio seating area, path to rear door, timber shed, decorative shingle area, combination of brick wall and timber fence boundaries.

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.

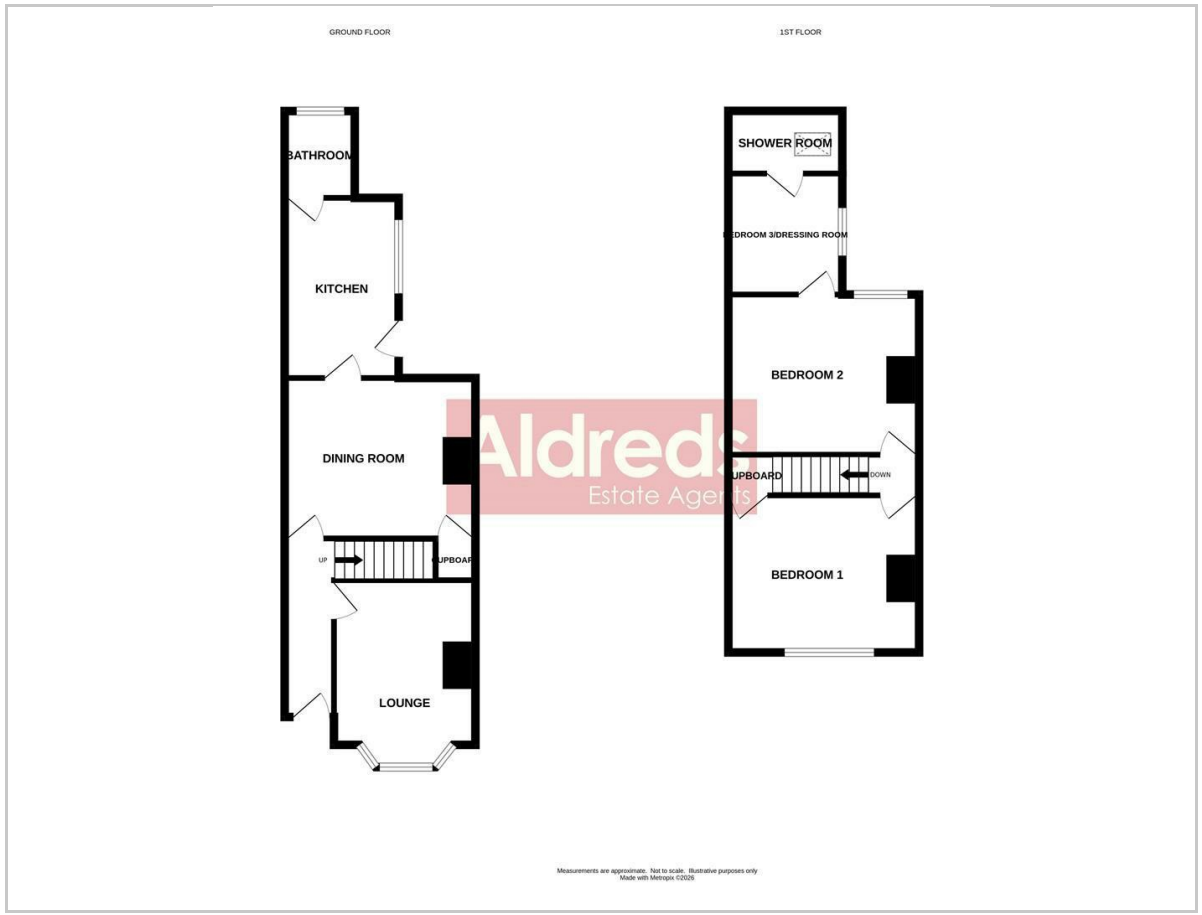
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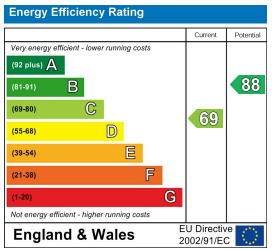
Floor Plan



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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