

**Aldreds**  
Estate Agents



23 Hertford Way

Gorleston, NR31 7LH

Offers In Excess Of £165,000





## 23 Hertford Way

Gorleston, NR31 7LH

**\*\*Chain Free\*\*** Welcome to this three-bedroom mid-terrace house with great renovation potential, perfect for anyone looking for a project. The property includes a spacious kitchen/diner, a convenient downstairs WC, and a generous rear garden.

The home is equipped with uPVC double glazing and gas central heating. Additionally, there is potential for off-street parking to the front. Its location near convenient amenities and transport links makes it an excellent opportunity for buyers to modernize and add value.

### Entrance Hall

Carpet floor, radiator, double glazed door and window to front, stairs to first floor, access to lounge.

### Lounge

14'5" x 10'5" (4.4m x 3.2m)

Carpet floor, radiator, double glazed window to front. Brick fireplace.

### Kitchen

17'8" x 8'2" (max) (5.4m x 2.5m (max))

Tile floor, laminate countertops, space for free standing washing machine, oven, fridge freezer. Sink and draining board, built in cupboards, double glazed window to rear, access to rear lobby.

### Rear Lobby

Mixture of Vinyl and tile floor, access to downstairs WC, double glazed window to rear, double glazed window to side.

### Downstairs WC

Vinyl floor, electric heater, WC, single glazed window into rear lobby.

### Landing

Carpet floor, loft hatch, access to three bedrooms and bathroom.

### Bedroom 1

16'0" x 9'2" (max) (4.9m x 2.8m (max))

Carpet floor, radiator, double glazed window to rear.

### Bedroom 2

7'10" (10'9" into doorway) x 11'9" (2.4m (3.3m into doorway) x 3.6m)

Carpet floor, double glazed window to front, radiator.

### Bedroom 3

9'2" x 7'6" (max) (2.8m x 2.3m (max))

Carpet floor, radiator, double glazed window to front, built in cupboard over the stairs.







### Shower room

Vinyl floor, radiator, double glazed window to rear, WC, basin, square shower cubicle with electric wall mounted shower.

### Outside Front

Brick wall boundary, decorative shingle areas with shrubbery. Concrete path to front door.

### Outside Rear

Mixture of concrete courtyard and decorative garden area, timber fence boundaries, metal storage shed, concrete base for shed/summer house. Access to rear alley and side passage.

### Services

Mains gas, electric, water, drainage

### Tenure

Freehold

### 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, continue over the roundabout, at the traffic lights turn left into Magdalen Way, take the third turning right into Hertford Way where the property can be found on the left hand side.

### What 3 Words

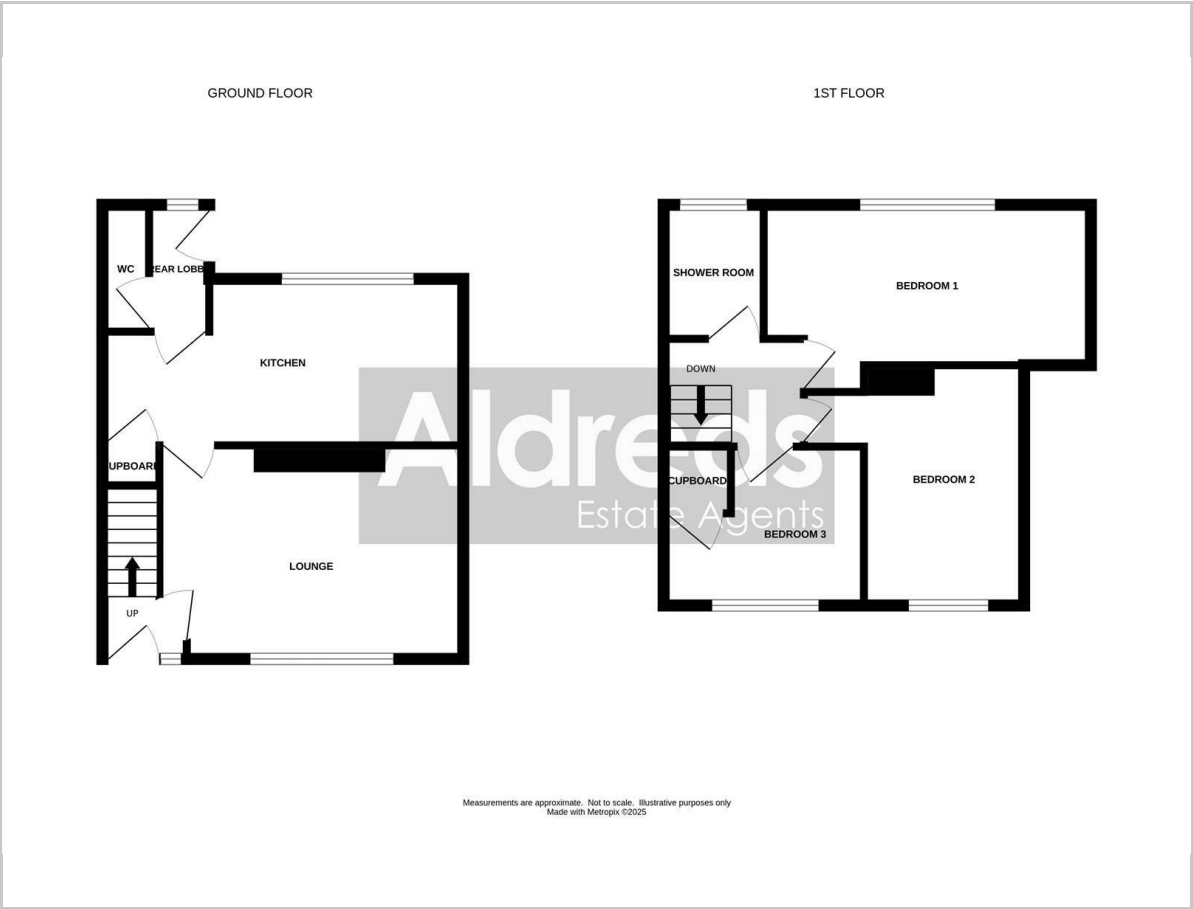
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### Ref

G18374/09/25



Floor Plan

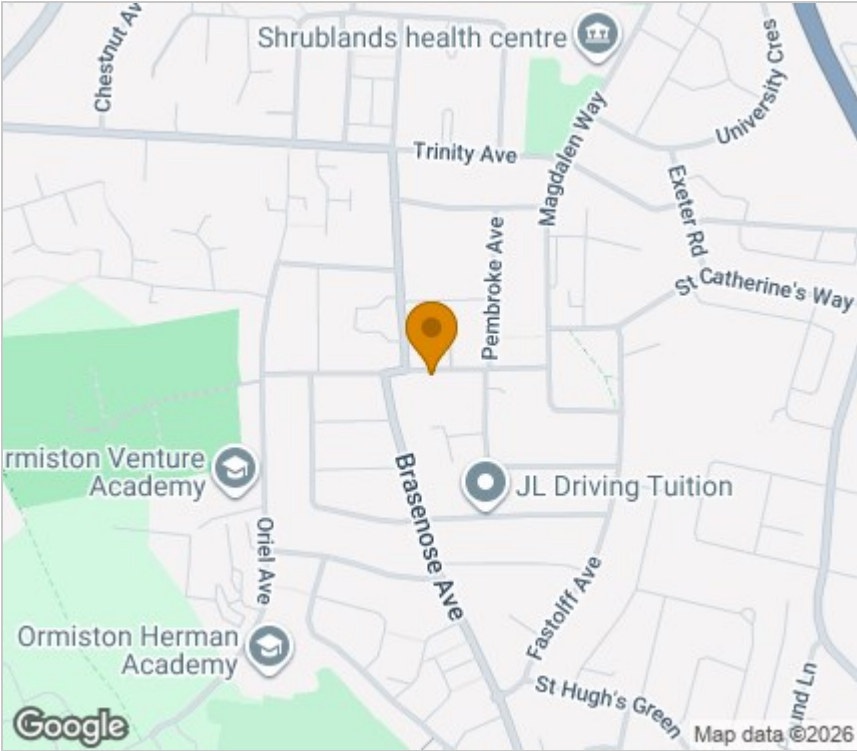


Viewing

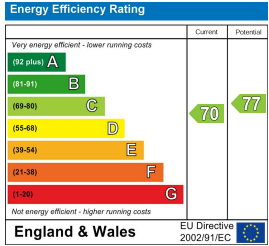
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Area Map



Energy Efficiency Graph



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