

Aldreds
Estate Agents

7 Headington Close

Gorleston, NR31 8DW

Offers Over £250,000

3 | 1 | 1 | D

7 Headington Close

Gorleston, NR31 8DW

This chain free three bedroom semi-detached house is ideally suited to buyers looking for a property with renovation potential. The accommodation includes a spacious lounge, generous kitchen/diner, a rear utility room with a downstairs WC, and three well-proportioned bedrooms off the first-floor landing.

Outside, the property benefits from a private driveway leading to a garage, while the cul-de-sac location offers a pleasant setting. Situated a short distance from Gorleston High Street, the property is conveniently placed for local amenities, shops and transport links.

Porch
Carpet floor, double glazed window to front, double glazed door to side and another giving access to entrance hall.

Entrance Hall
Carpet floor, 2 double glazed windows to side, radiator, access to lounge and kitchen/diner, stairs to first floor.

Lounge
14'1" x 11'11" (4.31m x 3.65m)
Carpet floor, double glazed window to front, radiator, gas fireplace, serving hatch though to kitchen/diner.

Kitchen/Diner
14'2" x 10'11" (max) (4.32m x 3.34m (max))
Vinyl floor, double glazed window to rear, laminate counter tops, space for free standing oven with extractor fan above, built in sink and draining board, ample under and over counter storage, pantry cupboard, access to utility room.

Utility Room
7'6" x 11'1" (2.29m x 3.38m)
Vinyl floor, double glazed window to side, double glazed door to side, laminate worktops, plumbing for washing machine and space for under counter fridge and freezer, access to downstairs WC.

Downstairs WC
Vinyl floor, double glazed window to side, WC, basin, radiator.

Landing
Carpet floor, double glazed window to side, access to 3 bedrooms, shower room and separate toilet, loft hatch.

Bedroom 1
11'2" x 11'11" (3.42m x 3.64m)
Carpet floor, double glazed window to front, radiator, built in wardrobe, radiator.















Bedroom 2
11'3" x 10'11" (3.43m x 3.33m)
Carpet floor, double glazed window to rear, built in airing cupboard.

Bedroom 3
8'11" x 8'0" (2.73m x 2.44m)
Carpet floor, double glazed window to front, radiator.

Shower
Carpet floor, double glazed window to rear, basin, walk in shower cubicle with wall mounted shower and glass screen, radiator.

Separate WC
Carpet floor, WC, double glazed window to rear.

Outside Front
Grass lawn, concrete paving slab driveway leading to the rear of the property giving access to garage, concrete path to front door, timber fence and brick wall boundaries.

Outside Rear
Grass lawn, concrete path to rear door, timber access gate to the side, timber fence boundaries, side access to garage, timber built lean to (addition to garage), timber built shed.

Garage
Concrete floor, electricity connection

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage

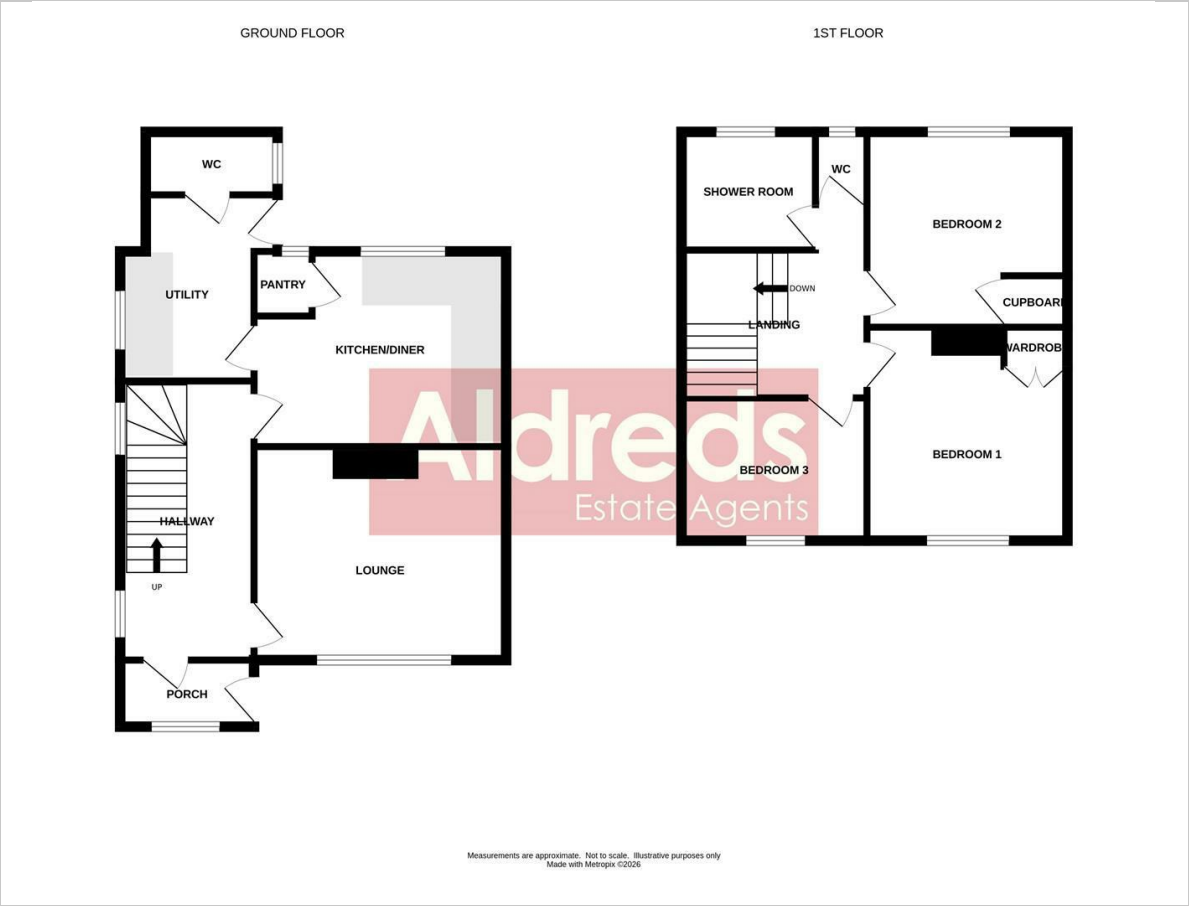
Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions
From the Gorleston office head along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, turn left into Headington Close where the property can be found on the left hand side.

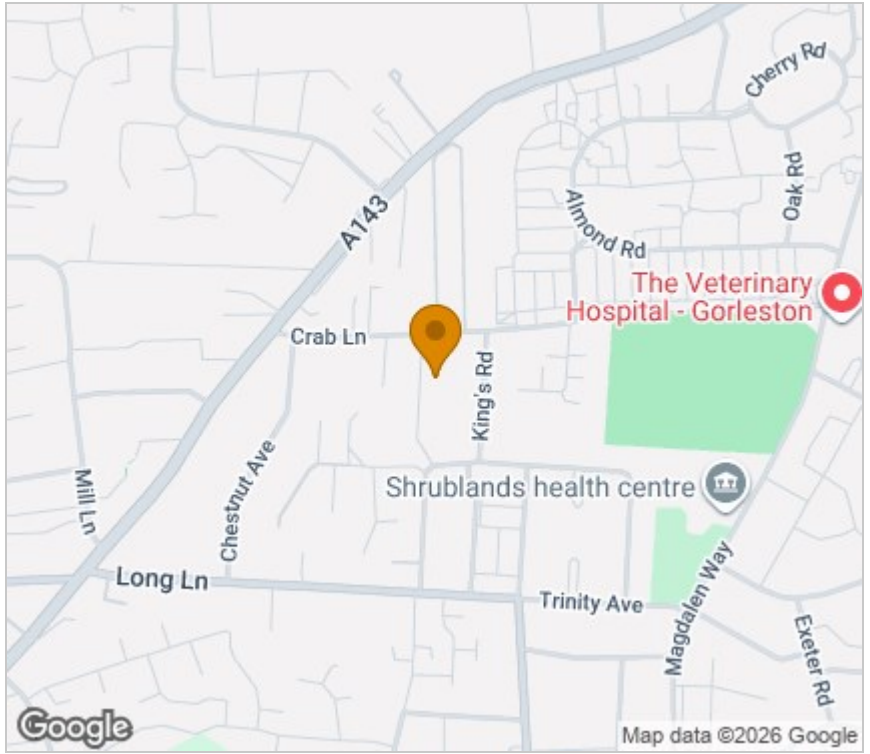
What 3 Words
///graph.daytime.optimists

Ref
G18623/09/26

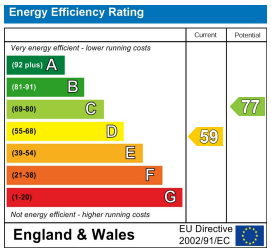
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@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