50 Upper Cliff Road, Gorleston, Great Yarmouth, NR31 6AH

Offers In Excess Of £285,000

4 1 2 D

DENNIS BROWN
THE CROWN PRINCE OF
REGGAE
1957-1999

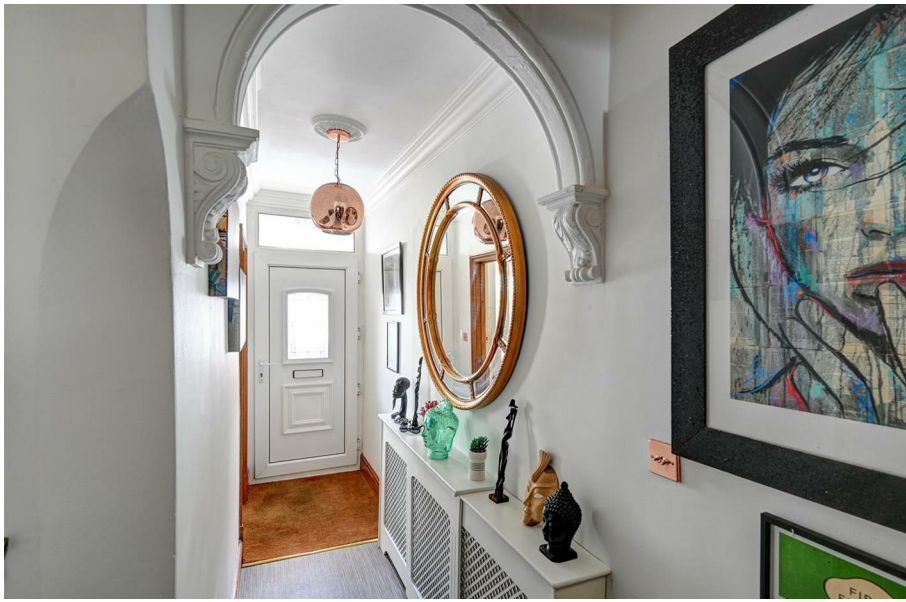
50 Upper Cliff Road

Gorleston, Great Yarmouth, NR31 6AH

Offers In Excess Of £285,000

- Over Passage
- South Facing Rear Garden
- Fantastic Kitchen/Breakfast Room
- Bathroom with Separate Walk-in Shower
- UPVC Double Glazed Windows
- Turn Key Condition
- 2 Reception Rooms
- Ground Floor Cloakroom
- Gas Central Heating
- 4 Bedrooms

This 4 bedroom over passage end terraced house offers beautifully presented accommodation over two floors. Standout features include a lovely south facing rear garden and a large garden shed, mutli-fuel burner in the cosy sitting room and the property benefits from gas central heating and UPVC double glazed windows.



Entrance Hall

UPVC entrance door with patterned double glazed panel. Covered radiator. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Period coving and arch.

Sitting Room 13'0" x 12'2" plus bay (3.96m x 3.71m plus bay)

Wood effect laminate floor. Column radiator. Chimney breast recess with a multi-fuel burner on a raised tiled hearth. Low storage cupboards in recesses either side of the chimney breast with book/display shelves above. Cable television point. Telephone point. Decorative cornicing. Bay and UPVC double glazed windows with colonial style shutters.

Dining Room 12'0" x 10'7" (3.66m x 3.23m)

Radiator. Wood effect laminate floor. Period fireplace with decorative timber fire surround. UPVC double glazed doors leading out to the rear garden.

Kitchen/Breakfast Room 20'8" x 9'2" plus 4'11" x 4'6" (6.30m x 2.79m plus 1.50m x 1.37m)

Worktops with matching upstands and soft close cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Pull out bin/recycling drawer. Utility space below worktop with plumbing for washing machine. Pull- out larder cupboard. Integrated tall refrigerator. Electric range cooker with a stainless steel extractor above. Built-in pantry cupboard with a power point for a microwave oven. Wood effect herringbone floor. Column radiator. Built-in cupboard with a wall mounted gas fired combination boiler. Inset ceiling spotlights. Coving. UPVC double glazed windows to side aspect. UPVC double glazed doors to a brick weave patio area and the rear garden.

Cloakroom 3'11" x 3'2" (1.19m x 0.97m)

White WC and hand wash basin with tiled splashback and cupboard below. Wood effect herringbone floor. UPVC double glazed window to side.

First Floor

Landing

Radiator. Fitted shelved storage cupboards. Loft access hatch. UPVC double glazed window to side aspect.

Bedroom 1 13'0" x 12'7" (3.96m x 3.84m)
Radiator. Walk-in wardrobe with light, shelf and hanging rails. UPVC double glazed windows with colonial style shutters to front aspect.

Bedroom 2 14'4" max x 10'10" plus recess (4.37m max x 3.30m plus recess)
Radiator. UPVC double glazed window to rear aspect.

Bedroom 3 11'1" x 9'1" (3.38m x 2.77m)
Radiator. UPVC double glazed window to rear aspect.

Bedroom 4 9'6" x 6'9" (2.90m x 2.06m)
Radiator. UPVC double glazed window with colonial style shutters to front aspect.

Bathroom 12'5" x 5'2" (3.78m x 1.57m)
White suite comprising panelled bath, wide wash basin with mixer tap and cupboard below. WC. Large walk-in shower with mixer shower, shower attachment and a rainfall fitting above. Part tiled walls. Tall towel radiator. Tile effect floor. Extractor. UPVC double glazed window to side.

Outside
Access to the rear of the property is via a passageway which is owned by the property and the neighbours have right of pedestrian access. A gate opens to a wide brickweave area to the side of the property and extends round to a lovely seating area with pergola above with a grape vine. The rear garden is south facing, enclosed and laid to lawn with established flower and shrub borders and fruit trees, including pear, cherry, plum, apricot and a grape vine . There is a wide timber and felt roof storage shed with light and power. There is space on either side and rear of the shed to carry out routine maintenance. Outside cold water tap to the side of the property. External electric plug socket.

Tenure
Freehold.

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

Council Tax
Great Yarmouth Borough Council - Band C

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.

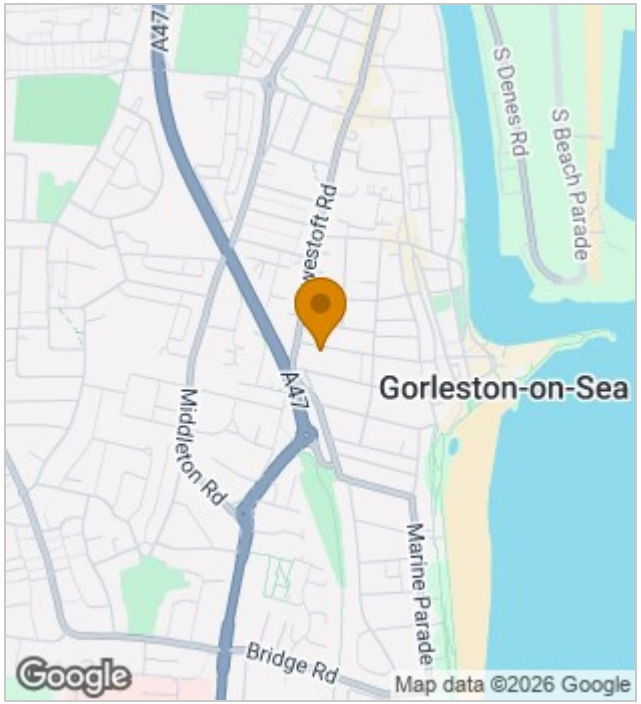
Directions
Heading south along Gorleston High Street, proceed over the traffic light onto Lowestoft Road. Continue past England's Lane, Lower Cliff Road and Nile Road on the left and take the next turning on the left onto Upper Cliff Road where the property will be found on the right hand side.

what3words
///waistcoat.marzipan.hello

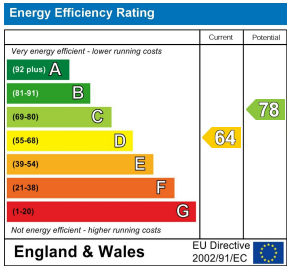
Ref: G18538/06/26

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.

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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@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