

Aldreds
Estate Agents

Aldreds
Estate Agents
FOR SALE
aldreds.co.uk
01493 664800

8 Recreation Road
, Gorleston on Sea, NR31 6LX
Guide Price £155,000



8 Recreation Road

, Gorleston on Sea, NR31 6LX

** GUIDE PRICE £155,000 - £160,000** Sitting on the desirable Recreation Road, Aldreds are pleased to offer this spacious, well presented two bedroom mid terrace house, offered for sale with no onward chain. Accommodation includes an entrance porch, spacious lounge/dining room, kitchen and ground floor bathroom. The property benefits from gas central heating and sealed unit double glazing. From the rear garden there is a gate to a rear access lane behind.

Entrance Porch

Door to front, double glazed window to side aspect.

Lounge/Dining Room

Stairs rising to landing, understairs cupboard, double glazed window to front aspect, two radiators.

Kitchen

10'0" x 6'8" (3.05 x 2.03)

base and wall mounted storage units with roll top work surfaces over, door to rear, gas cooker point, double glazed window to rear aspect, plumbing for washing machine, part tiled walls, stainless sink and drainer, door to:-

Bathroom

9'9" x 5'5" (2.97 x 1.65 (2.98 x 1.66))

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, storage cupboard, tiled floor, opaque double glazed window to rear aspect.

Landing

Bedroom 1

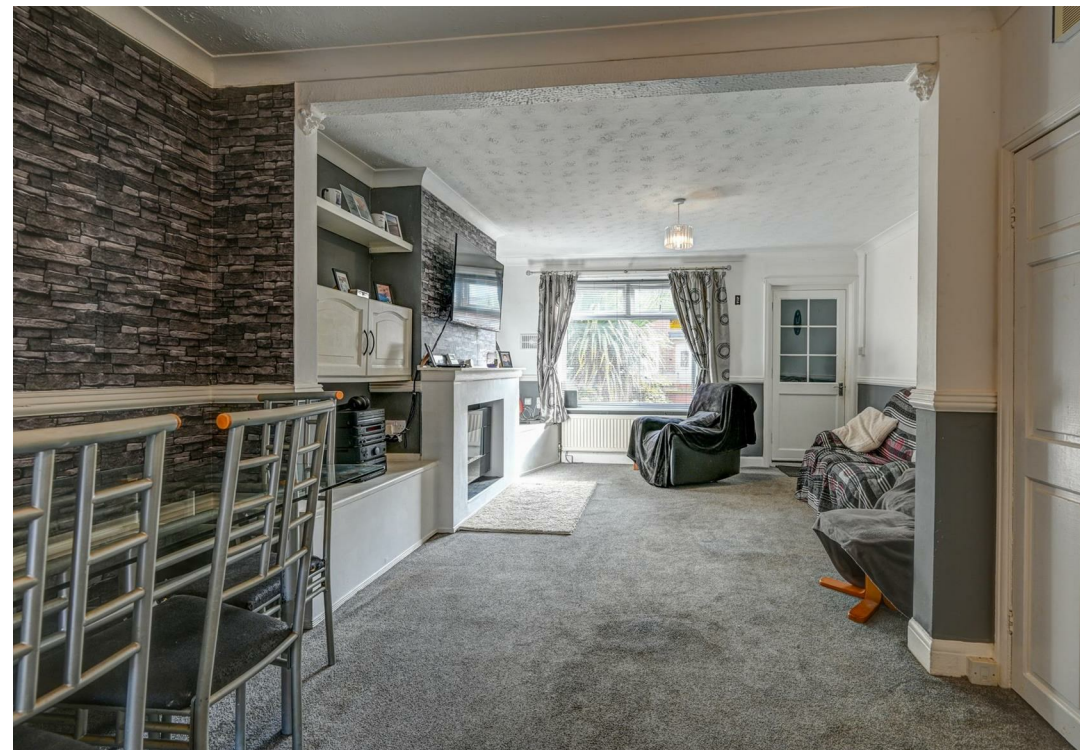
13'11" x 10'1" (4.24 x 3.07)

Double glazed window to front aspect, radiator.

Bedroom 2

10'9" (3.28)

Double glazed window to rear aspect, radiator.





Outside

To the front of the property there is a paved garden with bushes, shrubs and plants. To the rear of the property there is an astro turf garden, paved patio, timber shed.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

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 left into Recreation Road where the property can be found on the right hand side.

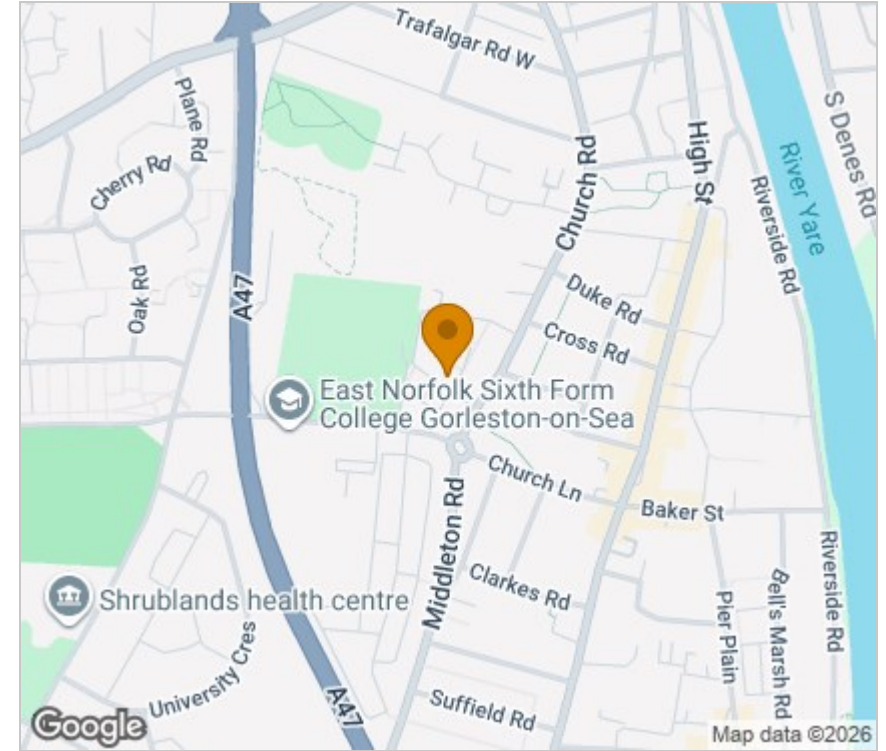
Ref: G18439/01/26



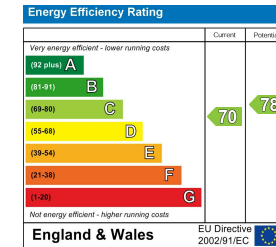
Floor Plan



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.

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