



50 Blackwall Reach
Gorleston
Great Yarmouth
NR31 6RU

O.I.R.O **£115,000**
Freehold

Terrace Cottage
2 Double Bedrooms
Walking Distance to High Street
River & Sea Views
Gas Central Heating
Enclosed Courtyard Style Garden
Ideal First Time Purchase





Bycroft Estate Agents are pleased to offer this terrace cottage, situated in a central convenient location enjoying river and sea views from the main bedroom. The accommodation comprises of lounge, dining room, kitchen, landing, two double bedrooms, spacious bathroom, gas central heating, double glazed windows.

front door into:

LOUNGE

10' 10" x 9' 9" (3.3m x 2.97m) maximum, window to front aspect, feature fireplace, radiator, opening to:

INNERHALL

stairs to first floor, opening into:

DINING ROOM

9' 8" x 9' 7" (2.95m x 2.92m) maximum, plus understairs storage cupboard, window to rear aspect, radiator, large opening to:

KITCHEN

12' 5" x 5' 6" (3.78m x 1.68m) 'L' shaped worktop, range of base cupboards and drawers under including built in over with four ring gas hob, stainless steel one bowl sink, space and plumbing for washing machine / upright fridge freezer, light and extractor, further worktop with double base unit under, range of wall units, windows to rear and side aspect downlights, tiled floor, stable door to the rear.



LANDING

BEDROOM 1

9' 8" x 10' 9" (2.95m x 3.28m) window to front aspect enjoying river and sea views, radiator.

BEDROOM 2

9' 5" x 9' 8" (2.87m x 2.95m) maximum, plus storage cupboard, window to rear aspect, radiator, door to:

BATHROOM

vanity unit, wash hand basin with mixer tap, storage cupboard and drawers, wc with concealed cistern, bath with mains shower fittings over, shower screen, heated towel rail, Worcester gas boiler, double glazed window, downlights, extractor fan, shaver point.

OUTSIDE

to the front of the property, front forecourt, to the rear of the property is an enclosed patio style low maintenance rear garden with brick store, gate providing pedestrian access via the rear of the property.

COUNCIL TAX

This property is currently listed as a Band A.

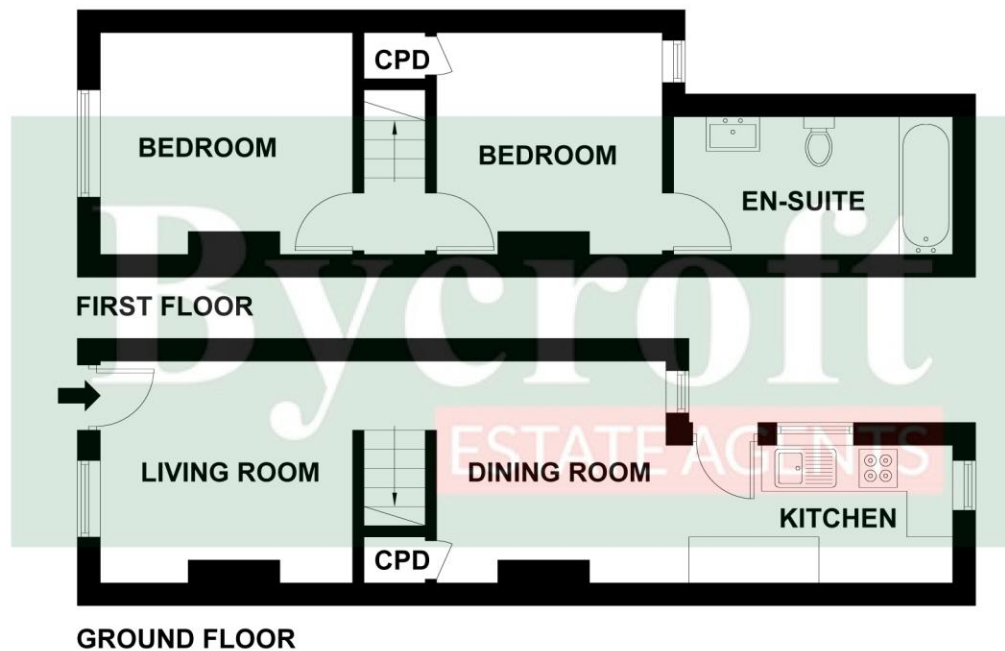
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
A
D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.