



Aldreds
Estate Agents

241 High Street

Gorleston, Great Yarmouth, NR31 6RT

Offers In Excess Of £210,000



241 High Street

Gorleston, Great Yarmouth, NR31 6RT

With a fantastic view and gated parking to the rear Aldreds are delighted to offer this spacious hall entrance, three storey four bedroom terraced house. The property is in well decorated condition, well fitted and offers two reception room and a fantastic kitchen/dining room on the ground floor. On the first floor there are two bedrooms and superb large bathroom. Two further bedrooms on the second floor. Gas central heating and sealed unit double glazing. Front forecourt. Garden and parking to rear.

Entrance Hall

Stairs to landing, understair cupboard, door to front, radiator.

Lounge

11'10" x 11'1" (3.63 x 3.38)

Bay double glazed window to front aspect, feature fireplace, radiator.

Dining Room

11'3" x 9'1" (3.43 x 2.77)

Double glazed window to rear aspect

Kitchen/Breakfast Room

24'4" x 8'5" (7.44 x 2.59)

Base & wall units with worktops, gas hob, electric oven, plumbing for washing machine, stainless steel sink with drainer, radiator, door to garden, two double glazed windows to side aspect, double glazed window to rear aspect.

Landing

Storage cupboard, stairs to second floor landing

Bedroom 1

14'6" x 11'10" (4.42 x 3.63)

Bay double glazed window to front aspect, double glazed window to front aspect, radiator.

Bedroom 2

11'3" x 9'1" (3.43 x 2.77)

Double glazed window to rear, radiator.

Bathroom

11'10" x 8'5" (3.63 x 2.59)

Panel bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

Second Floor Landing

Carpet floor, access to bedrooms 3 and 4





Bedroom 3

14'6" x 10'2" (4.42 x 3.10)

Double glazed window to front aspect, radiator

Bedroom 4

14'6" x 10'4" (4.42 x 3.15)

Double glazed window to rear aspect, radiator.

Outside

Front forecourt. To the rear there is a paved and shingle garden. Gated driveway.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

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 north along the High Street, where the property can be found on the left hand side.

What 3 Words

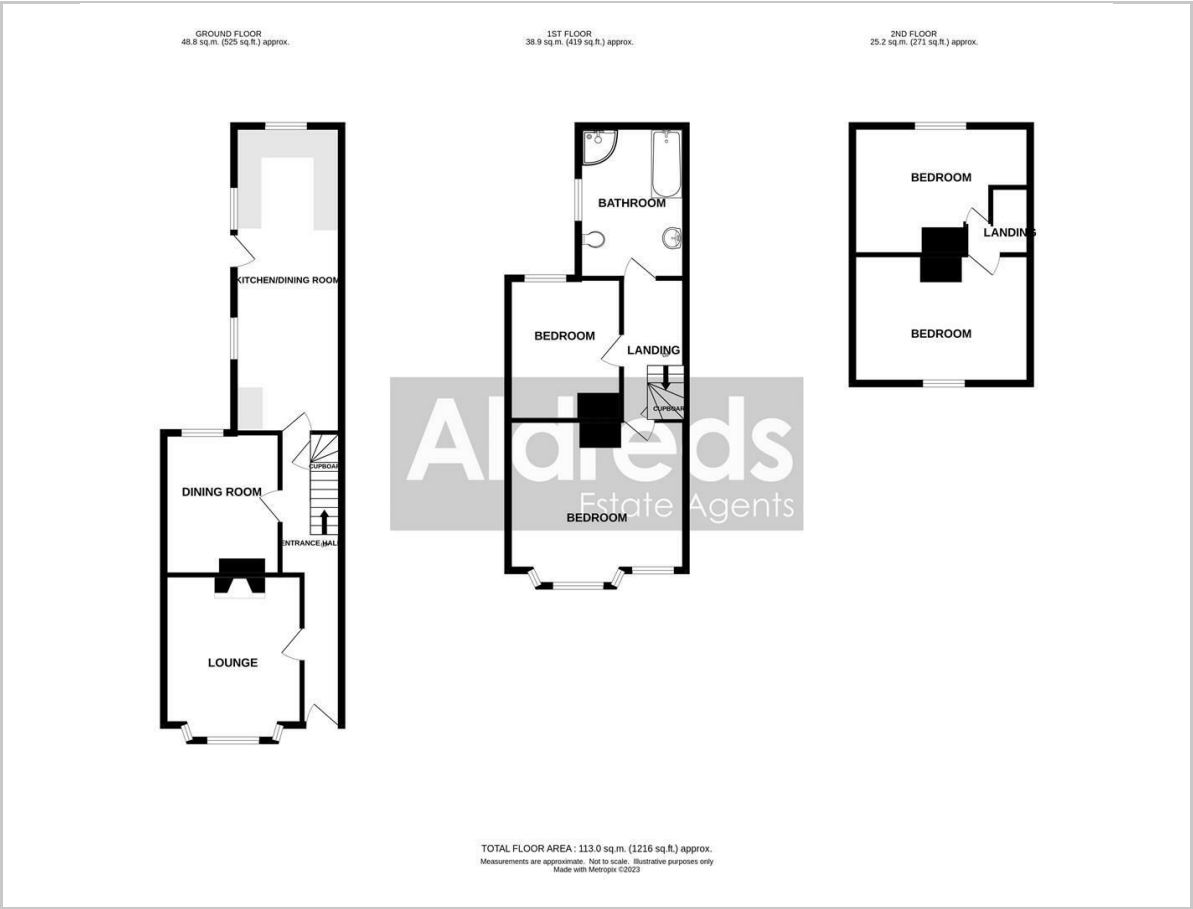
///ends.thin.tunnel

Ref

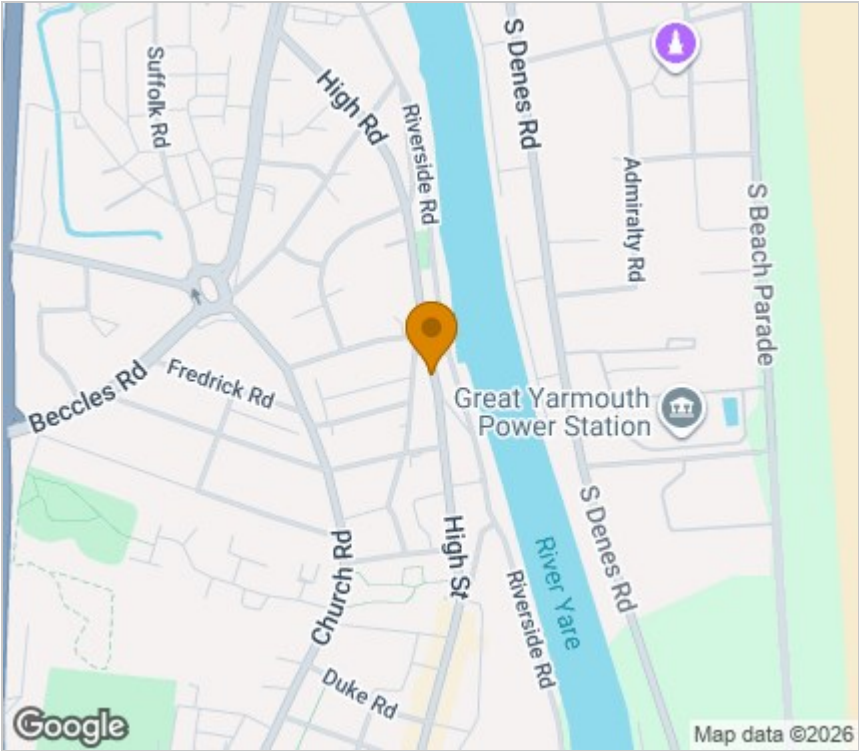
G18404/10/25



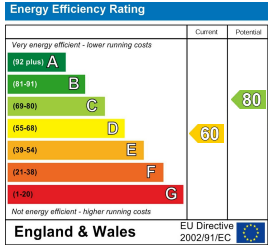
Floor Plan



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