

Aldreds
Estate Agents

3 Emmanuel Avenue, Gorleston NR31 7PB

£160,000

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Gorleston NR31 7PB

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- Extended Mid Terraced House
- Overlooking Green
- Off Road Parking
- Lounge
- Bathroom
- 2 Bedrooms
- No Onward Chain
- Entrance Hall
- Kitchen/Diner
- Gas Central Heating & UPVC Double Glazing

This extended 2-bedroom mid terraced house is offered for sale with no onward chain and set back overlooking a green space with a south/south-east facing rear garden and off road parking at the rear. The property has a larger lounge, 16'1" kitchen/diner and a smart first floor bathroom with a shower above the bath. In addition, the house benefits from gas central heating and UPVC double glazing.





Entrance Hall

Composite entrance door with double glazed panel and UPVC double glazed side window. Radiator. Electronic thermostat control for heating. Telephone point. Under stairs recess. Staircase with turned wood balustrade to first floor landing.

Lounge 13'3" x 10'6" max, 9'10" min (4.04m x 3.20m max, 3.00m min)

Feature fireplace. Capped gas point. Dado rail. Coving. UPVC double window to front aspect.

Kitchen/Diner 16'1" x 9'6" (4.90m x 2.90m)

Worktops with cupboards and drawers below. Stainless steel double drainer sink with mixer tap and cupboards below. Tiled splashback. Matching wall cupboards. Electric cooker. Utility space below worktop with plumbing for washing machine. Space fridge/freezer. Radiator. Open storage cupboard with shelves. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to an enclosed courtyard garden area.



First Floor

Landing
Dado rail. Loft access hatch.

Bedroom 1 13'5" x 9'0" (4.09m x 2.74m)
Wood floor. Radiator. Built-in linen cupboard. Built-in over stairs wardrobe/storage cupboard. Coving. UPVC double glazed window to front aspect.

Bedroom 2 9'11" x 10'3" (3.02m x 3.12m)
Radiator. Built-in double wardrobe with shelf and hanging rail. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window to rear aspect.

Bathroom 6'3" x 5'5" (1.91m x 1.65m)
Fully tiled walls and a white suite comprising panelled bath with a mixer shower above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Chrome towel radiator. UPVC double glazed window to rear.







Outside
The front garden is laid to lawn. To the immediate rear of the property is an enclosed paved south/south-east facing courtyard garden area with a brick built storage shed. A brick arch and wrought iron gate leads to an off-road parking space with a lawned side garden area and raised shrub beds.

Tenure
Freehold.

Services
Mains water, gas, electricity 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
Heading south on Gorleston High Street, turn right at the traffic lights onto Church Lane. At the roundabout, take the first exit onto Middleton Road. Continue past Poplar Avenue on the left and where the road bears round to the left by the One Stop Convenience Store, turn right onto Pound Lane and upon reaching Crowhall Green Park, the road bears round to the right into St Hugh's Green. Continue past Queen's Crescent and Lincoln Avenue and straight on into St Hugh's Green and then take the first turning on the left onto Wadham Road and then first right onto Emmanuel Avenue where the property will be found over the green on the left hand side.

what3words
///driftwood.cabinet.trainer

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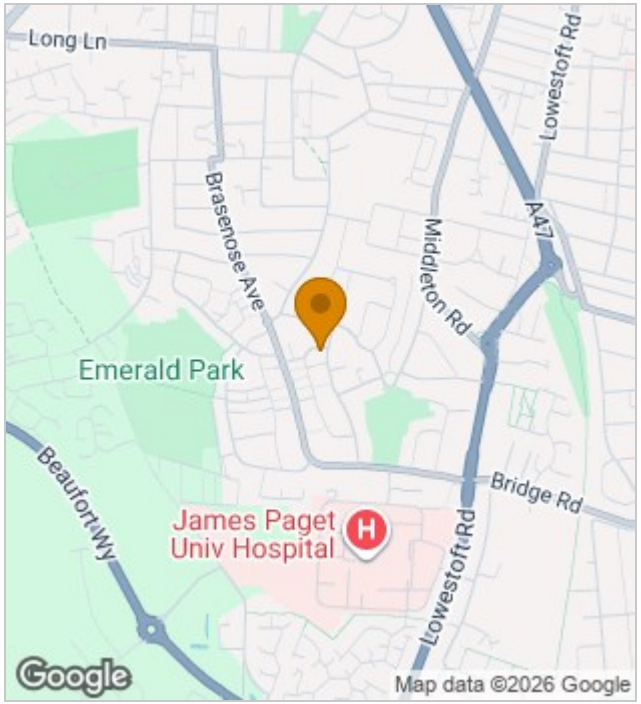




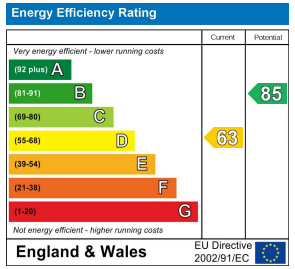
Floor Plans



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.

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