

Aldreds
Estate Agents

29 Colomb Road, Gorleston NR31 8BT

£185,000

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29 Colomb Road

Gorleston NR31 8BT

- Semi-Detached House
- No Onward Chain
- Kitchen
- Night Storage Heating
- Off Road Parking
- 2 Bedrooms
- 2 Reception Rooms
- Ground Floor Bathroom with Shower
- UPVC Double Glazed Windows
- Long Rear Garden



This attractive semi-detached house is offered for sale with no onward chain and would benefit from a program of updating and improvement. The property has accommodation including entrance hall, sitting room, large dining room, kitchen, ground floor bathroom and 2 double bedrooms. UPVC double glazed windows. Off road parking. Long south/south-westerly facing rear garden.





Entrance Porch

UPVC entrance door with double glazed panels.

Entrance Hall

Glazed entrance door. Night storage heater. Stairs to first floor landing.

Sitting Room 10'4" x 10'0" + 6'10" x 2'6" (3.15m x 3.05m + 2.08m x 0.76m)

Stripped pine for panel door. Night storage heater. Open fireplace with tiled surround and hearth. UPVC double glazed windows to front and side aspects.

Dining Room 13'5" x 10'7" (4.09m x 3.23m)

Electric radiator. Night storage heater. Built-in under stairs storage cupboard. UPVC double glazed windows two side and rear aspects. Pine panelled door with glazed panels to kitchen.



Kitchen 9'7" x 9'3" (2.92m x 2.82m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink. Tiled splashback. Matching wall cupboards. Electric cooker point. Utility space below worktop with plumbing for washing machine. Space fridge/freezer. UPVC double glazed window to side aspect.

Rear Hallway

Night storage heater. UPVC door with double glazed panel to side.

Bathroom 8'1" x 6'3" plus shower (2.46m x 1.91m plus shower)

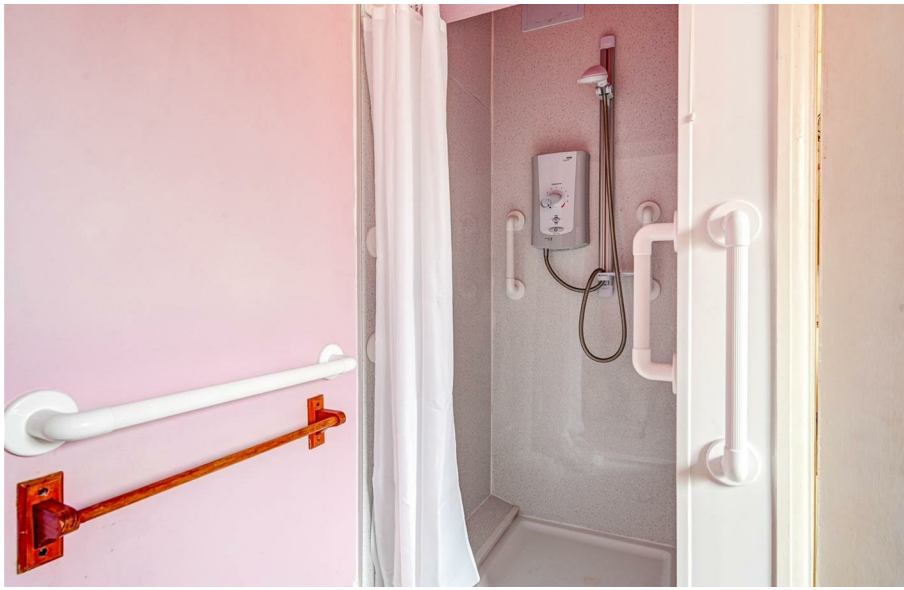
Panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Recessed shower cubicle with an electric shower unit. Wall mounted electric downflow heater. Extractor. UPVC double glazed window to side.

First Floor

Landing

UPVC double glazed window to side aspect.





Bedroom 1 13'5" x 10'2" (4.09m x 3.10m)
Night storage heater. Low access door to a loft space above the kitchen with hot water cylinder. UPVC double glazed window to rear aspect.

Bedroom 2 13'5" x 10'1" (4.09m x 3.07m)
Night storage heater. Built-in wardrobe/storage cupboard with loft access hatch. UPVC double glazed window to front aspect.

Outside
There is an off-road parking space in the front garden and this area could be expanded to provide additional parking. A pathway leads to the side of the property to the rear garden which is south/south-westerly facing and laid to lawn with established shrubs. Outside cold water tap to the side of the property.

Tenure
Freehold.

Services
Mains water, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - 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 an award winning sandy beach.

Directions
From Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Continue past East Anglian Way on the left and take the next left onto Colomb Road. The property will be found on the left hand side.

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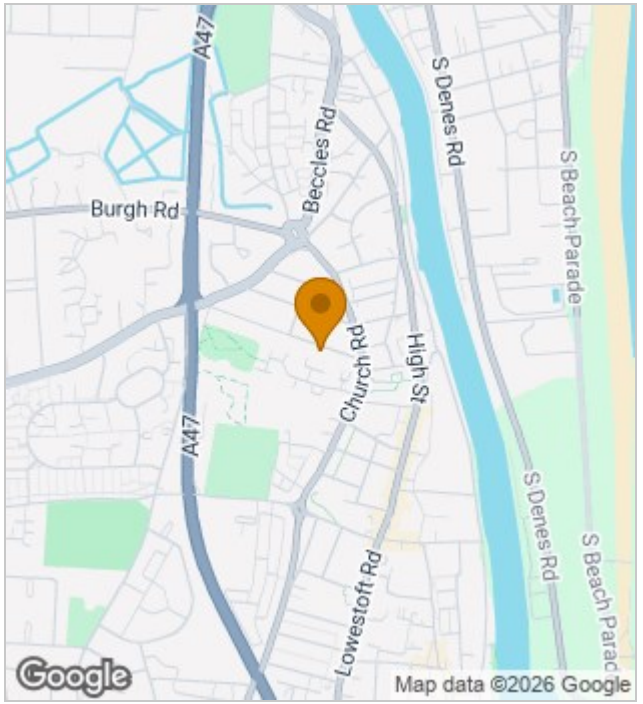




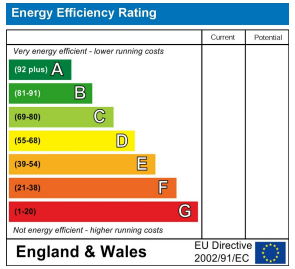
Floor Plans



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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