

Aldreds
Estate Agents



93 Church Road

Gorleston, NR31 6LS

£190,000



3



1



1



C

93 Church Road

Gorleston, NR31 6LS

A beautifully presented three-bedroom mid-terrace house situated in a sought-after central Gorleston location, offered chain free and in true turn-key condition. The property has been tastefully modernized throughout, creating a bright and airy feel, and benefits from private off-road parking to the rear—an increasingly rare feature for homes of this type.

Inside, the accommodation is both versatile and stylish, with an open plan lounge/diner ideal for modern living. There are three bedrooms, or the flexibility of two bedrooms plus a dressing room, alongside ample fitted storage throughout. This is a fantastic opportunity for buyers seeking a ready-to-move-into home in a convenient and popular setting.

Lounge/Diner

11'10" x 24'6" (3.63m x 7.48m)

Laminate floor, double glazed door and window to front, built in cupboard, two radiators, stairs to first floor, single glazed window and door access into kitchen.

Kitchen

11'10" x 7'11" (3.63m x 2.43m)

Tile floor, double glazed window and door to rear, access to bathroom, part polycarbonate roof, laminate counter tops with space for fridge/freezer, ceramic hob, integrated oven with extractor fan above, space for washing machine, sink and draining board, wine fridge.

Shower Room

6'0" x 4'11" (1.83m x 1.50m)

Vinyl floor, double glazed window to front, WC, basin with vanity unit, corner shower cubicle with wall mounted shower and glass screens, heated towel rail.

Landing

Carpet floor, access to two bedrooms.

Bedroom 1

9'9" (11'11" into wardrobe) x 10'5" (2.99m (3.64m into wardrobe) x 3.20m)

laminate floor, double glazed window to front, radiator, wall to wall fitted wardrobe.

Bedroom 2

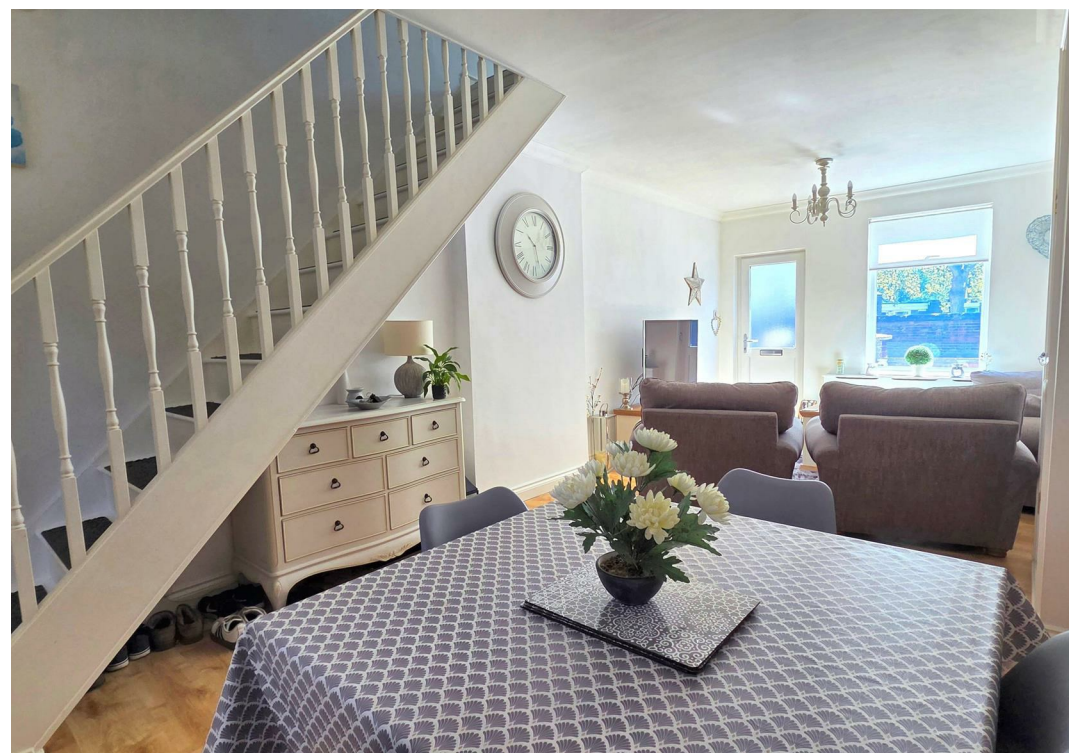
11'11" (max) x 13'8" (3.64m (max) x 4.19m)

Double glazed window to rear, laminate floor, radiator, access 3rd bedroom, hidden access with stair to loft space.

Dressing Room/Bedroom 3

13'8" x 6'2" (including wardrobe space) (4.19m x 1.88m (including wardrobe space))

Laminate floor, double glazed window to rear, radiator, fitted wardrobes.





Outside Front

Brick wall boundaries, access gate, concrete path to front door.

Outside Rear

Concrete patio, timber fence boundaries, various shrubs, timber summer house with extended roof covering, additional timber storage shed, access gate to rear leading to private driveway/parking space.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains water, gas, electric, drainage

Directions

On foot from the office, head up Cross Road, at the end turn left into Church Road and the property can be found on the right hand side before the turning into Recreation Road.



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.

What 3 Words

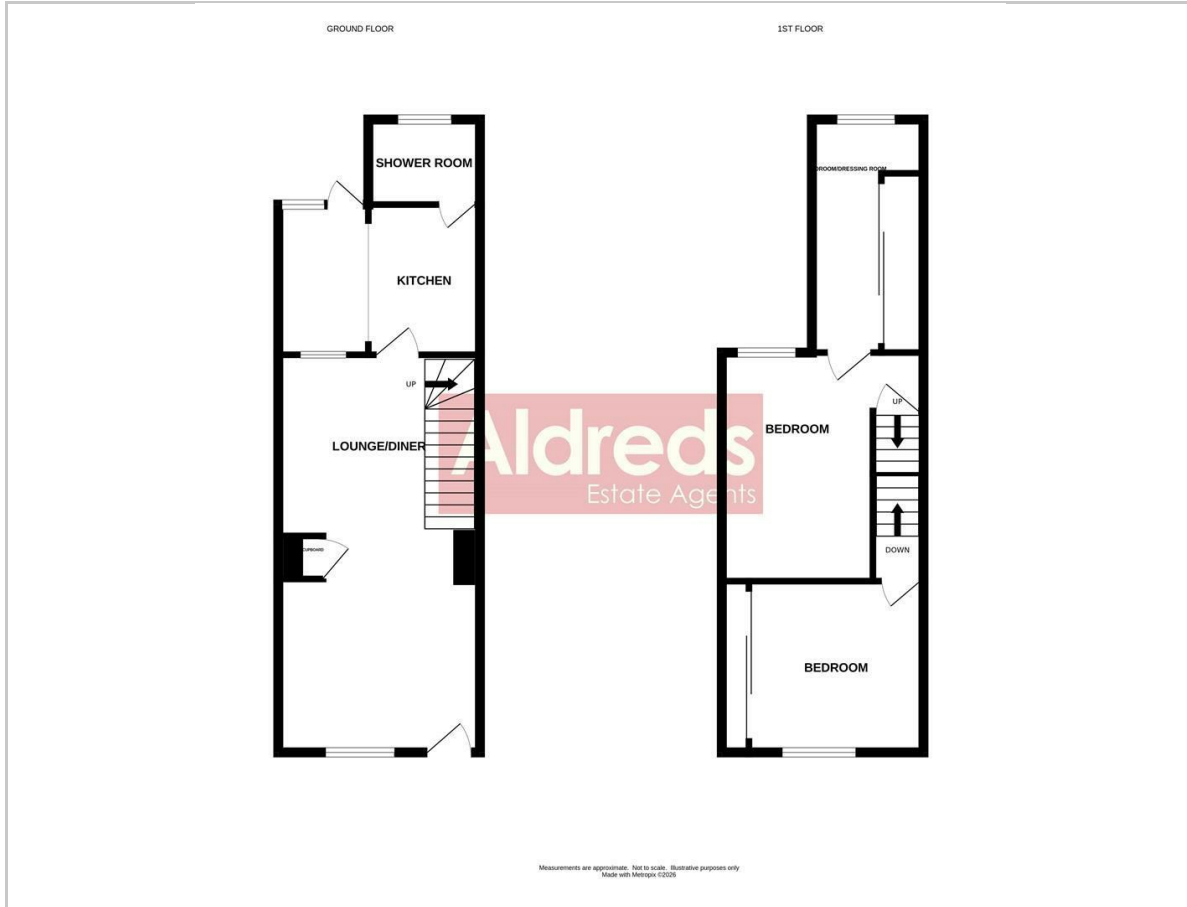
///backpacks.retract.reinstate

Ref

G18510/04/26



Floor Plan



Viewing

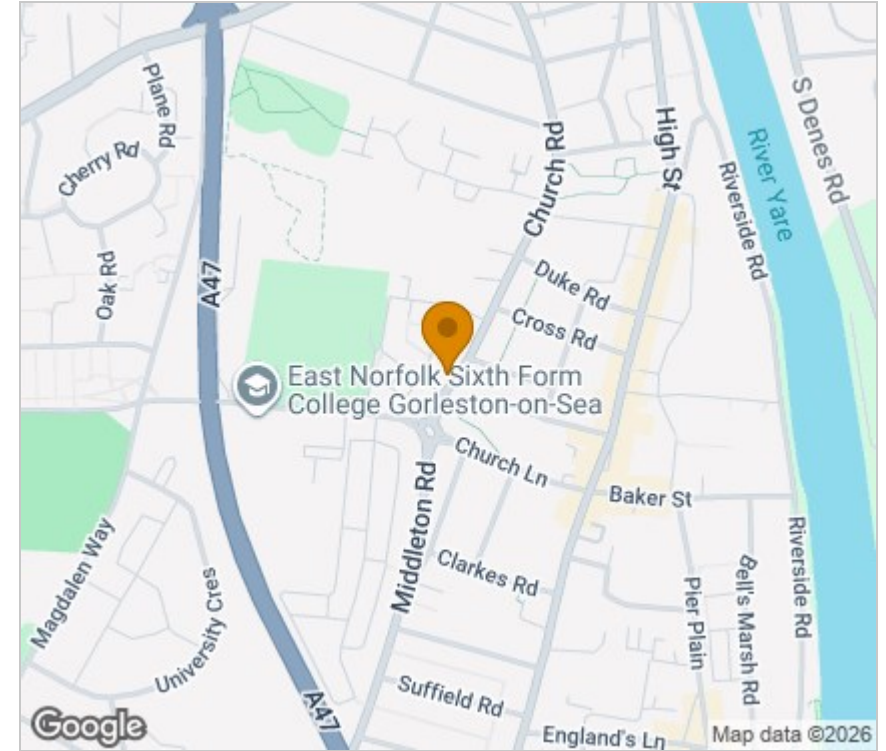
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

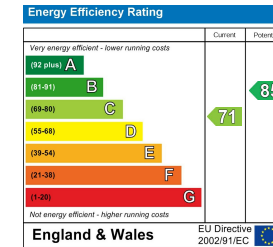
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

Area Map



Energy Efficiency Graph



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