

**Aldreds**  
Estate Agents



1 Jessie Terrace Butt Lane

Burgh Castle, Great Yarmouth, NR31 9PU

£170,000



# 1 Jessie Terrace Butt

Burgh Castle, Great Yarmouth, NR31 9PU

This 2 bedroom mid-terraced house has a real 'cottage feel' and offers accommodation including an open sitting/dining room with an open fireplace, kitchen and utility room. Both bedrooms and the bathroom are off the landing. The property benefits from gas central heating, UPVC double glazing and has an enclosed rear garden.

## Sitting Room

12'10" x 10'0" (3.91m x 3.05m)

UPVC entrance door with double glazed panel. Open fireplace with brick surround. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

## Dining Room

12'9" x 10'5" (3.89m x 3.18m)

Radiator. Telephone point. Staircase to first floor landing. Smooth plaster ceiling. Coving. Panelled door with decorative glazed panels to kitchen.

## Kitchen

12'6" x 9'2" (3.81m x 2.79m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Open corner display shelves. Built-in fan assisted oven and grill. Four ring gas hob with a concealed extractor above. Utility space below worktop for refrigerator. Quarry tile floor. Radiator. UPVC double glazed window and door to a shingle pathway leading to the rear garden.

## Utility Room

6'3" x 4'0" (1.91m x 1.22m)

Plumbing for washing machine. Wall mounted gas fired boiler. Coved and textured ceiling. UPVC double glazed window to side.

## First Floor

## Landing

Panelled doors with decorative glazed panels to both bedrooms and bathroom of the landing. Coved and textured ceiling with loft access hatch.

## Bedroom 1

12'9" x 10'1" (3.89m x 3.07m)

Radiator. UPVC double glazed window to front aspect.

## Bedroom 2

10'5" x 7'5" (3.18m x 2.26m)

Radiator. UPVC double glazed window to rear aspect.





#### Bathroom

9'0" x 6'2" (2.74m x 1.88m)

White suite comprising a panelled bath with tile surround and mixer tap with shower attachment. Pedestal wash basin with tile splashback. WC. Radiator. Built-in storage cupboard. Textured ceiling. UPVC double glazed window to side.

#### Outside

Small low maintenance front garden. A shingle pathway leads from the kitchen door to the private rear garden which is enclosed by fencing with shrubs, shingle and slate areas and a paved patio. There is a gate to the side boundary for access to Mill Road.

#### Agent's Notes:

1. A flying freehold exists above the utility room.
2. The freeholder of the flats and has allowed the vendor to park his car beyond the side gate to his garden although no formal arrangement exists.

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity and drainage are connected.

#### Council Tax

Great Yarmouth Borough Council - Band A

#### Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great Yarmouth.

#### Directions

Leave Gorleston on the A143 Beccles Road and continue through Bradwell. Turn right at the roundabout (3rd exit) onto New Road. Continue into Belton and turn right at the mini roundabout onto Stepshort. Follow the road to Burgh Castle where the property can be found on the right hand side, immediately after Mill Road.

#### what3words

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Ref: G18448/02/26



## Floor Plan



## Viewing

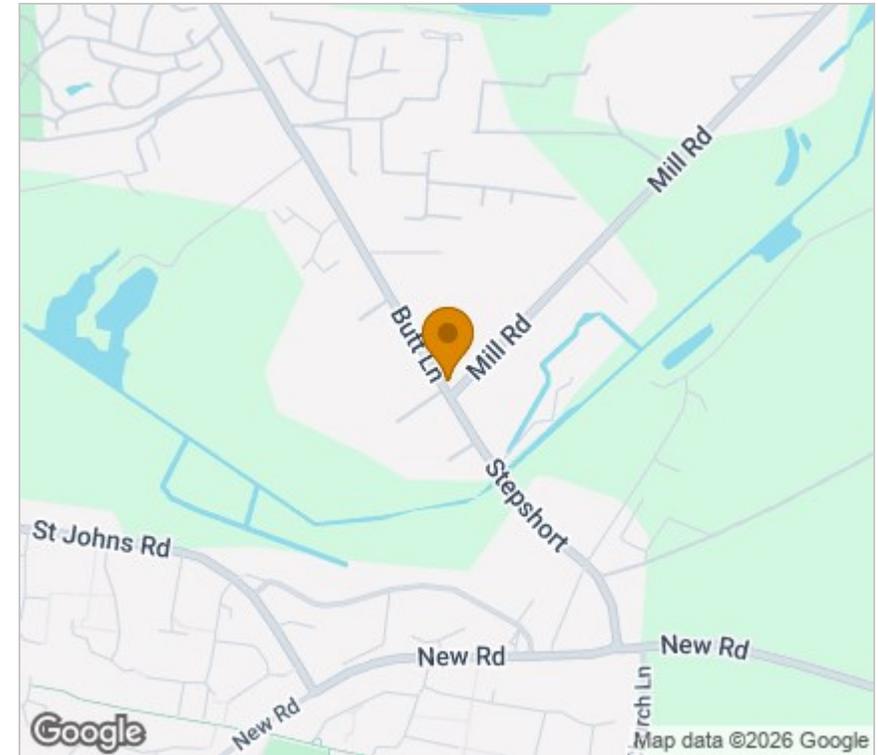
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

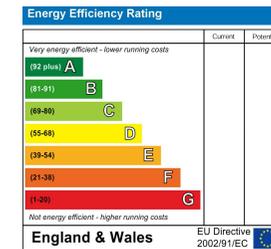
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## Area Map



## Energy Efficiency Graph



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