

**Aldreds**  
Estate Agents



3 Trafalgar Road East, Gorleston, NR31 6NX

£130,000





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# 3 Trafalgar Road East

, Gorleston, NR31 6NX

- 2 bedroom mid-terrace house
- Chain free
- New carpets throughout May 2026
- Gas central heating
- Upstairs bathroom
- Renovation potential
- Central Gorleston
- Transport links and amenities nearby

\*\*\*Chain Free\*\*\* Situated in the heart of Central Gorleston, this chain-free two bedroom mid-terrace house offers an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home. Conveniently located close to local amenities, schools, and transport links, the property is perfectly positioned for everyday living.

The accommodation includes a spacious lounge, kitchen, upstairs bathroom, and gas central heating throughout. Both bedrooms are well-proportioned, while the property also benefits from renovation potential, making it ideal for buyers seeking a project. New carpets have been fitted in May 2026, adding further appeal to this well-located home.



## Lounge 11'5" x 10'11" (3.49m x 3.35m)

Carpet floor, double glazed door to front, single glazed window to front, radiator, brick fireplace, access to small inner hallway with stairs to first floor and access to dining room.

## Dining Room 11'5" x 9'4" (3.49m x 2.85m)

Carpet floor, double glazed window to rear, radiator, access to kitchen and under stairs cupboard.

## Kitchen 6'10" x 10'3" (2.10m x 3.14m)

Vinyl floor, double glazed window to rear, single glazed door to side leading to rear garden, laminate counter tops with and under and over counter storage, space for fridge freezer, washing machine, sink and draining board, radiator.

## Bedroom 1 11'5" x 10'11" (3.49m x 3.35m)

Carpet floor, single glazed window to front, radiator, access to over stairs cupboard.

## Bedroom 2 11'5" x 9'4" (3.49m x 2.85m)

Carpet floor, double glazed window to rear, radiator, access to bathroom.





### Bathroom 6'10" 10'9" (2.09m 3.28m)

Vinyl floor, double glazed window to rear, WC, basin, bath tub, radiator.

### Outside Front

Concrete floor, brick wall boundaries, path to front door.

### Outside Rear

Bisected rear garden, grass lawn, short timber fence boundaries, concrete path lead to the end of the garden.

### Services

Mains gas, water, electric, drainage

### Council Tax

Great Yarmouth Borough Council - Band A

### Tenure

Freehold

### 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 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. Turn right onto Trafalgar Road East where the property will be found on the left hand side.



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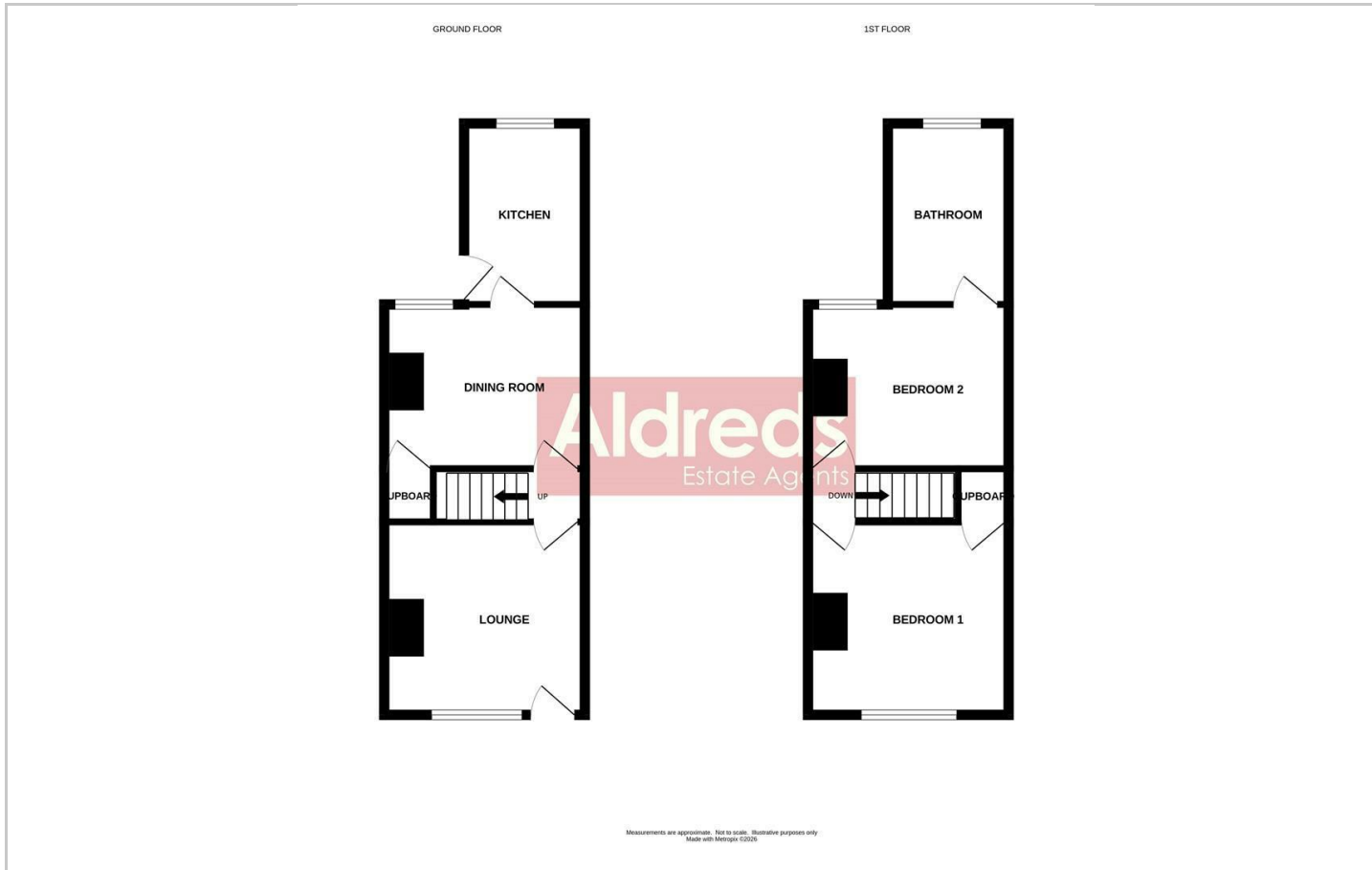
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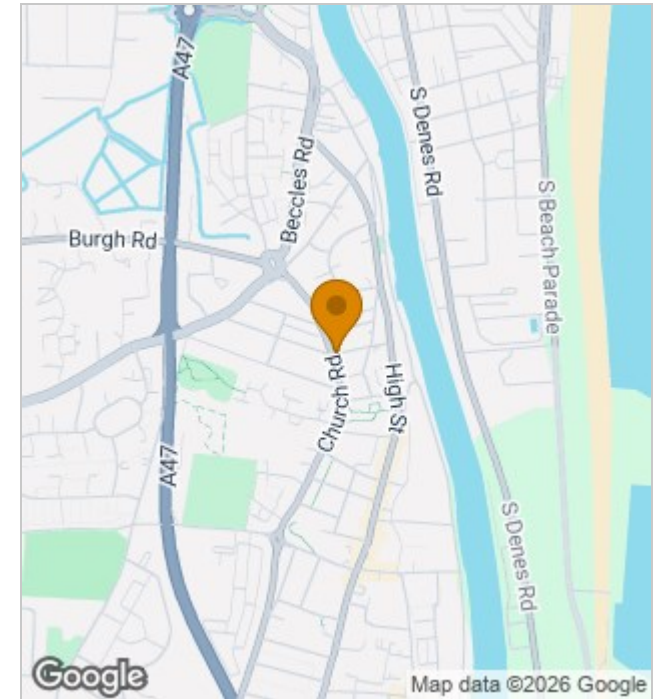
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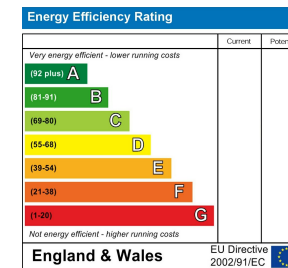
## Floor Plans



## 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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