

Aldreds
Estate Agents

6 Lincoln Avenue

Gorleston NR31 7NL

£166,000

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Gorleston, Great Yarmouth, NR31 7NL

This 3 bedroom mid terraced house is offered for sale with no onward chain and benefits from a driveway with off-road parking. The property has an entrance hall, lounge, kitchen and dining room, first floor bathroom, separate WC and UPVC double glazed windows. No central heating but gas is connected to the house. Within walking distance of James Paget Hospital.

Entrance Hall
13'1" x 5'11" (3.99m x 1.80m)

UPVC entrance door with double glazed panels. Wall mounted gas heater. Telephone point. Under stairs recess. Staircase to first floor landing.

Lounge
12'11" x 11'11" (3.94m x 3.63m)

Coal effect living flame gas fire on a raised tiled hearth. UPVC double glazed window to front aspect.

Kitchen
9'4" x 8'9" (2.84m x 2.67m)

Wood effect worktops with cupboards and drawers below and an inset stainless steel single drainer sink. Tiled splashbacks. Matching wall cupboards. Open corner display shelves. Built-in fan assisted oven and grill. Four burner gas hob with an extractor above. Utility space below worktop with plumbing for washing machine and a further utility space for fridge. Wood effect linoleum floor. UPVC double glazed window to rear aspect. UPVC door with double glazed panels to the rear garden.

Dining Room
9'11" x 9'6" (3.02m x 2.90m)

Open fireplace with brick surround and hearth. Built-in airing cupboard with slatted shelves and hot water cylinder. UPVC double glazed window to rear aspect.

First Floor

Landing

Loft access hatch.

Bedroom 1
13'0" x 11'11" (3.96m x 3.63m)

Range of fitted wardrobes with matching overhead cupboards and drawers with a vanity desk. UPVC double glazed window to front aspect.

Bedroom 2
10'0" x 9'11" plus 5'6" x 2'11" (3.05m x 3.02m plus 1.68m x 0.89m)

Fitted wardrobes with matching bedside units and a further corner unit with drawers, storage cupboard and open corner display shelves. UPVC double glazed window to rear aspect.















Bedroom 3
7'8" x 5'1" plus 8'1" x 4'3" (2.34m x 1.55m plus 2.46m x 1.30m)
UPVC double glazed window to front aspect.

Bathroom
5'6" x 5'0" (1.68m x 1.52m)
Panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. Fitted mirror. UPVC double glazed window to rear.

Separate WC
WC. UPVC double glazed window to rear.

Outside
The front garden is laid to lawn and double gates open to a driveway providing off-road parking. A shared passageway leads to a gate to the rear garden which is enclosed by fencing and laid to lawn with a patio area to the immediate rear of the property. Brick built outside WC with light adjoining a brick built storage shed.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

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 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 on the right and Lincoln Avenue is the next turning on the right and the property will be found on the right hand side.

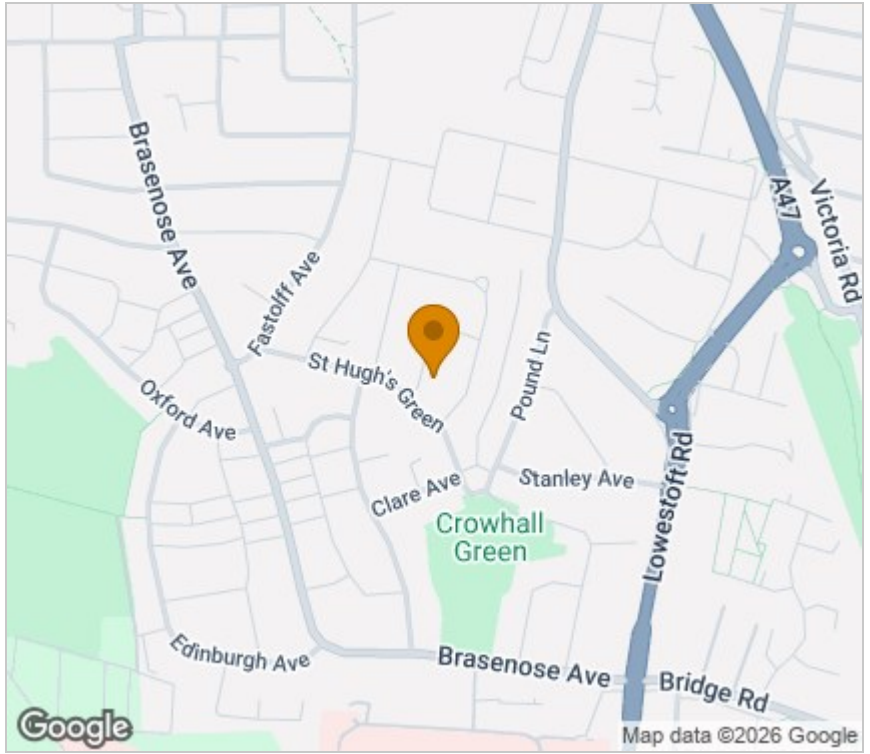
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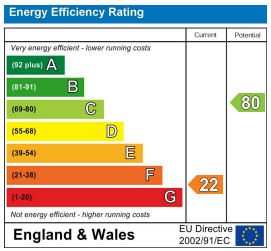
Floor Plan



Area Map



Energy Efficiency 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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