



Aldreds

Estate Agents

12 Blackwall Reach

Gorleston, Great Yarmouth, NR31 6SA

£140,000



12 Blackwall Reach

Gorleston, Great Yarmouth,

This Grade II Listed mid-terraced house is conveniently located close to Gorleston High Street with a larger than average west facing rear garden. The property offers accommodation over three floors including a sitting/dining room, kitchen, ground floor shower room, 2 first floor bedrooms and a second floor bedroom. The property has some gas heating and would benefit from improvement. No onward chain.

Sitting Room

14'9" x 13'1" (4.50m x 3.99m)

UPVC entrance door with double glazed panel. Brick fireplace with a gas fire and raised brick plinths either side. Built-in cloaks/storage cupboard. Door to stairs to first floor landing. UPVC double glazed window to front aspect.

Kitchen

11'6" x 9'7" (3.51m x 2.92m)

Marble effect rolled top work surfaces with cupboards and drawers below. Stainless steel single drainer sink. Space for gas cooker. Utility space below worktop with plumbing for washing machine and a further space for refrigerator. Matching wall cupboards. Tiled floor. Tiled walls. UPVC double glazed window to rear aspect.

Rear Lobby

Tiled floor. UPVC door with double glazed panel to the rear garden.

Shower Room

Fully tiled walls and a corner shower enclosure with a mixer shower and sliding screen doors. White WC and pedestal wash basin with mixer tap. Tiled floor. Radiator. Wall mounted gas fired boiler providing hot water. UPVC double glazed window to side.

First Floor

Landing

Door to stairs to second floor.

Bedroom 1

14'11" x 9'8" + 8'10" x 3'2" (4.55m x 2.95m + 2.69m x 0.97m)

Wall mounted gas heater. Built-in wardrobe/storage cupboard. UPVC double glazed window to front aspect.

Bedroom 2

9'7" x 8'11" + 4'6" x 2'8" (2.92m x 2.72m + 1.37m x 0.81m)

Wall mounted gas heater. UPVC double glazed window to rear aspect.





En-suite WC
4'8" x 2'5" (1.42m x 0.74m)
White WC.

Second Floor

Bedroom 3
12'2" x 9'5" (3.71m x 2.87m)
Open storage cupboard. Single glazed window to front aspect.

Outside

A gate opens to the front garden which has been concreted for low maintenance with flower and shrub beds. The rear garden is West facing, enclosed and laid to lawn with flower and shrub borders and paved patio area. A pathway leads towards the rear boundary to a gate for pedestrian access from the rear. Please note that the photograph of the rear of the property shows the adjoining property number 13.

Tenure
Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Location

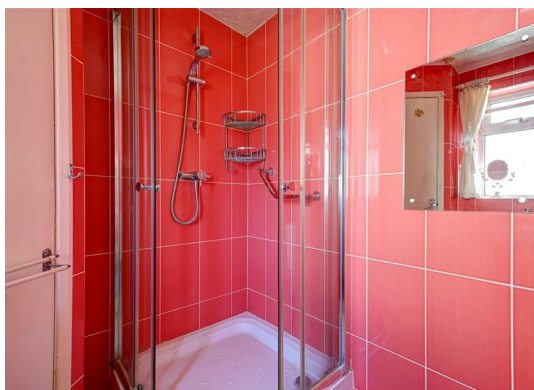
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

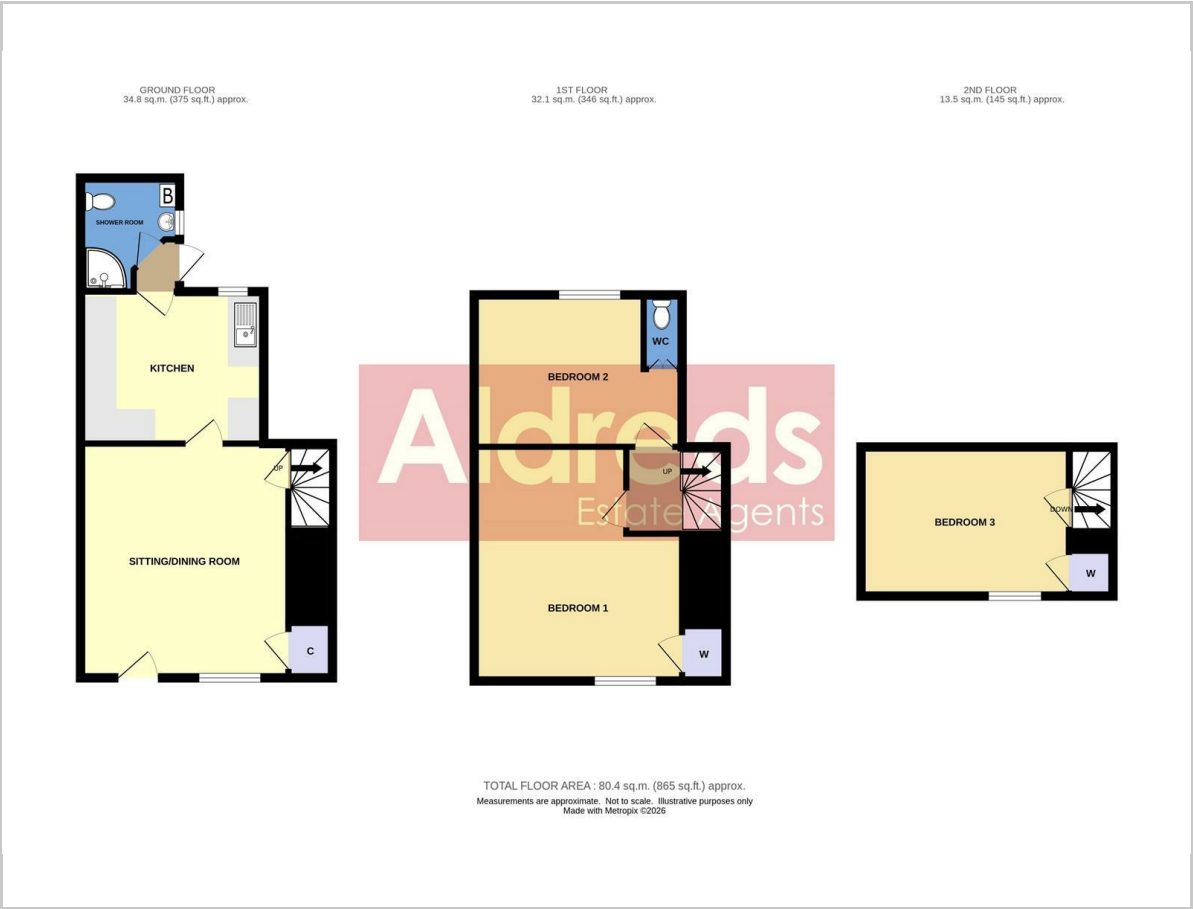
Heading south on Gorleston High Street, turn left at the traffic lights onto Baker Street. Blackwall Reach is the first turning on the left. The property will be found on the left hand side.

what3words
///learn.sprinkler.hydratation

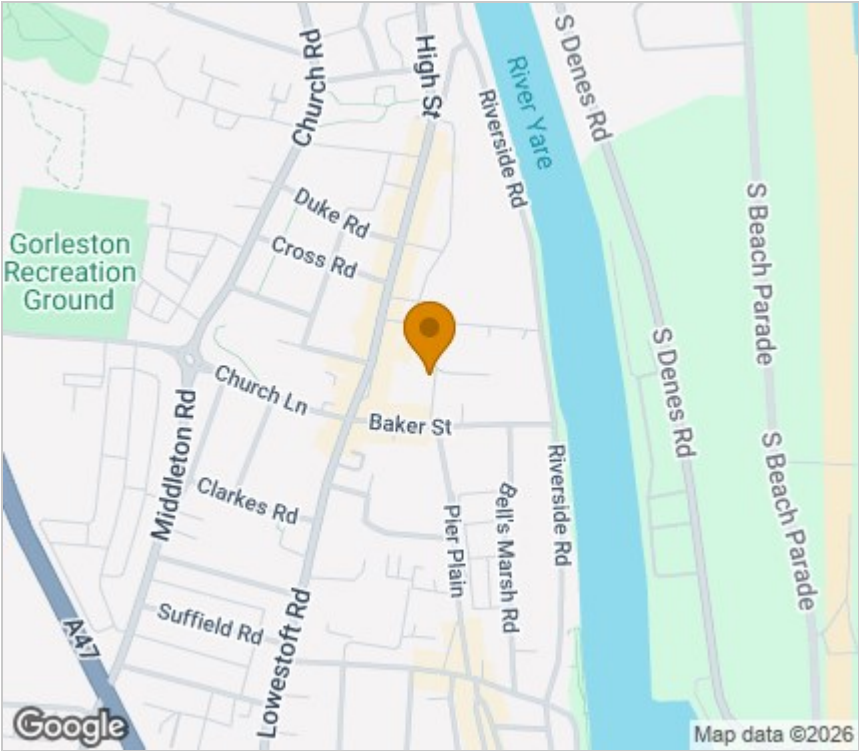
Ref: G18545/06/26



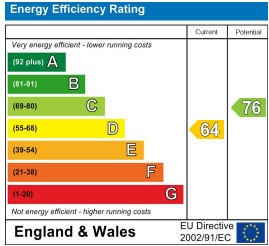
Floor Plan



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.

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.

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