



Church Road, Gorleston Great Yarmouth NR31 6NP

welcome to

Church Road, Gorleston Great Yarmouth

A Three bedroom mid terrace family home. Offered CHAIN FREE! An exciting project for those looking to add value or create a bespoke family home. Call us today on (01493) 661999



Auctioneer's Comments

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Entrance Hall

Double glazed uPVC entrance door to front aspect. Carpeted flooring, ceiling light, original arched cornice, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms.

Lounge

10' 11" x 9' 3" (3.33m x 2.82m)
2 uPVC double glazed windows to front aspect. Carpeted flooring, cornice coving and rose ceiling light, TV point, wall sockets, 2 x inset alcoves, and fireplace

Dining Room

13' 9" x 12' 7" (4.19m x 3.84m)
Double glazed window to rear aspect. Carpeted flooring, cornice coving and rose ceiling light, wall sockets, 2 x inset alcoves, understairs space with built-in shelving units. Door to...

Kitchen

10' 4" x 7' 9" (3.15m x 2.36m)
Double glazed window and uPVC door to side aspect. Base units and built in corner shelving, plumbing for washing machine, tiled flooring, power points, partially tiled walls, coved ceiling and ceiling light. Door to..

W/C

Dual aspect double glazed opaque windows to side. W/C, pedestal wash hand basin, electric radiator, tiled flooring, ceiling light, and partially tiled walls

First Floor Accomodation

Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m)
Double glazed window to rear aspect. Wall sockets, ceiling light, and 2 x inset alcoves

Bedroom Two

12' 7" x 10' 11" (3.84m x 3.33m)
Double glazed dual aspect windows to front. Carpeted flooring, rose ceiling light, wall sockets, and inset alcove

Bedroom Three

10' 6" x 8' (3.20m x 2.44m)
Double glazed window to rear aspect. Carpeted flooring, ceiling light, electric radiator, and wall sockets

Rear Garden

A spacious rear courtyard garden, with a timber and brick-post boundary for added privacy. The garden is fully paved and is bordered with mature trees, shrubs and plantlife. Timber-built storage shed and gated access to the rear of the property, allows for easy exit and entry and allocated parking to the rear



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welcome to

Church Road, Gorleston Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid-Terrace Residence
- Spacious Rear Garden, with Parking to the Rear

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108170 - 0004

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