



Trafalgar Road West, Gorleston Great Yarmouth NR31 8BS

welcome to

Trafalgar Road West, Gorleston Great Yarmouth

A two-bedroom property, perfect for first time buyers, those seeking a small renovation project, or buy-to-let investment.



Lounge

11' 4" x 11' 1" (3.45m x 3.38m)

A welcoming living area, comprising of uPVC double glazed door and window to front aspect. Wood laminate flooring, 2 x inset alcoves, wall sockets, ceiling light, TV point, feature gas fireplace and door leading to carpeted stairs to first floor landing

Dining Room

11' 1" x 9' (3.38m x 2.74m)

Double glazed window to rear aspect. Wood laminate flooring, feature gas fireplace, ceiling light, wall sockets, 2 x inset alcoves, and opening to:

Kitchen

12' 6" x 6' 1" (3.81m x 1.85m)

A well-appointed contemporary kitchen, with double glazed windows to side and rear aspect. A range of wall and base units with complimentary wood laminate worksurfaces over, 1 bowl ceramic sink and drainer brass mixer taps, space for electric oven and hob, space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer, ceiling light, wood laminate flooring, wall sockets, partially tiled walls, and door to side allowing access to rear garden.

Landing

Carpeted flooring, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, and cupboard housing water tank

Bedroom Two

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, and wall sockets

Family Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Opaque double glazed window to side aspect.

Pannelled bath, wash hand basin, W/C, partially tiled walls, carpeted flooring, and ceiling light

Rear Garden

A fully enclosed rear garden, with timber and brick post boundary. Fully laid to lawn, providing a perfect canvas for recreation, outdoor activities, and outdoor dining and entertaining



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welcome to

Trafalgar Road West, Gorleston Great Yarmouth

- Two Bedroom Mid-Terrace Property
- Two Sizable Bedrooms
- Perfect for First Time-Buyers
- Enclosed Rear Garden
- Close to Amenities and Gorleston Beach

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over
£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108093 - 0003

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