



Aldreds
Estate Agents

11 Back Pier Plain

Gorleston, Great Yarmouth, NR31 6PQ

GUIDE PRICE £170,000-£180,000



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**** GUIDE PRICE £170,000 - £180,000 **** This beautifully presented semi-detached cottage is a successful holiday let and coming to the market with no onward chain offers an opportunity for a buyer to continue as an investment or as an owner occupied. The property offers 2 bedrooms, a luxurious ground floor bathroom, gas central heating and UPVC double glazed windows. Within easy reach of award winning Gorleston beach and ideally situated for local pubs and restaurants.

Available as a turn key property with all fixtures, fittings and hot tub, should a buyer wish to continue as a holiday let.

Sitting Room 10'10" x 9'8" (3.30m x 2.95m)

Composite entrance door with double glazed panels. Wood effect laminate floor. Radiator. Thermostat control for heating. Television point. Built-in storage cupboards and display recesses. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Dining Area 9'3" x 7'5" (2.82m x 2.26m)

Wood effect laminate floor. Radiator. Built-in storage cupboard and built-in under stairs storage cupboard. Display recesses. Door to stairs to first floor landing. Ceiling spotlights. UPVC double glazed window to rear aspect.

Kitchen 10'0" x 6'7" (3.05m x 2.01m)

Wood effect worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Inset four ring electric hob with an extractor hood above. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine and a further utility space below worktop for a condensing tumble dryer. Wood effect laminate floor. Inset ceiling spotlights. UPVC double glazed window to side aspect. UPVC door with double glazed panel to the rear garden.

Bathroom 6'7" x 5'4" (2.01m x 1.63m)

Fully tiled walls and a white suite comprising panelled bath with mixer tap, shower attachment and a waterfall fitting above. Wash basin with waterfall mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to side aspect.

First Floor





Landing

Loft access hatch to loft space with a gas fired combination boiler.

Bedroom 1

10'10" x 9'6" (3.30m x 2.90m)

Radiator. Wood effect laminate floor. Television point. Built-in wardrobes and drawers. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 2

9'4" x 8'0" (2.84m x 2.44m)

Radiator. Wood effect laminate floor. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Outside

A shared pathway beside the property leads to a gate to the rear garden which is bisected, enclosed by fencing and landscaped with slate border and an artificial lawn area with a raised timber decked area. External double plug socket and two outside cold water taps.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

This property is not rated for Council Tax as it is rated for Business Rates.

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. Baker Street leads round to the right into Pier Plain. Follow the road along and Back Pier Plain bears off to the right. The property will be found on the right hand side.

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Floor Plan



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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Area Map



Energy Efficiency Graph

