

Aldreds
Estate Agents

63 Church Road
Gorleston, NR31 6LN
£110,000



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This chain-free property offers excellent renovation potential and is ideally situated in a central Gorleston location, close to a range of local amenities and transport links. The accommodation includes an open plan lounge/diner, downstairs shower room, utility room and gas central heating.

To the rear, the garden benefits from a substantial glazed garden room, providing useful additional space and accessed directly from the garden. With plenty of scope for improvement and modernisation, this property represents an exciting opportunity for buyers looking to create a home to their own taste.

Entrance Porch

Double glazed door to the front aspect, access into the lounge.

Lounge/Diner

27'1" x 11'8" (8.26m x 3.58m)

Open plan space with carpet floor, double glazed window to the front and rear, 2 fireplaces, 2 radiators, access into the kitchen and stairs leading to the first floor.

Kitchen

9'10" x 7'10" (3.02m x 2.41m)

Tiled floor, window and door to the side aspect, access to downstairs shower room, laminate countertops, space for free standing oven, fridge, washing machine, inset sink and draining board, ample over and under counter storage.

Shower Room

Separated shower and WC, double glazed windows to rear and side aspect, walk in double shower cubicle with wall mounted shower, shower chair and glass screen, basin, WC.

Lean To Utility

9'10" x 4'3" (3.02m x 1.32m)

Double glazed door and window to the rear giving access to rear garden, poly carbonate roof.

Bedroom 1

12'0" x 11'8" (3.66m x 3.58m)

Carpet floor, double glazed window to the rear, access to bedroom 3

Bedroom 2

11'8" x 11'8" (3.58m x 3.56m)

Double glazed window to the front, carpet floor, built in wardrobe space.





Bedroom 3

8'5" x 7'10" (2.59m x 2.39m)

Carpet floor, double glazed window to rear, built in cupboard.

Conservatory (External Access Only)

7'11" x 7'1" (2.42m x 2.17m)

Carpet floor, double glazed windows to rear and side aspects, double glazed door to side aspect, polycarbonate roof.

Outside Front

Forecourt with concrete floor, brick wall boundaries, wrought iron access gate.

Outside Rear

Concrete path to rear access gate, brick weave patio area, raised planters, greenhouse, brick storage shed, combination of brick wall and timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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

On foot from the office, head up Cross Road, at the end turn right into Church Road and the property can be found on the right hand side.

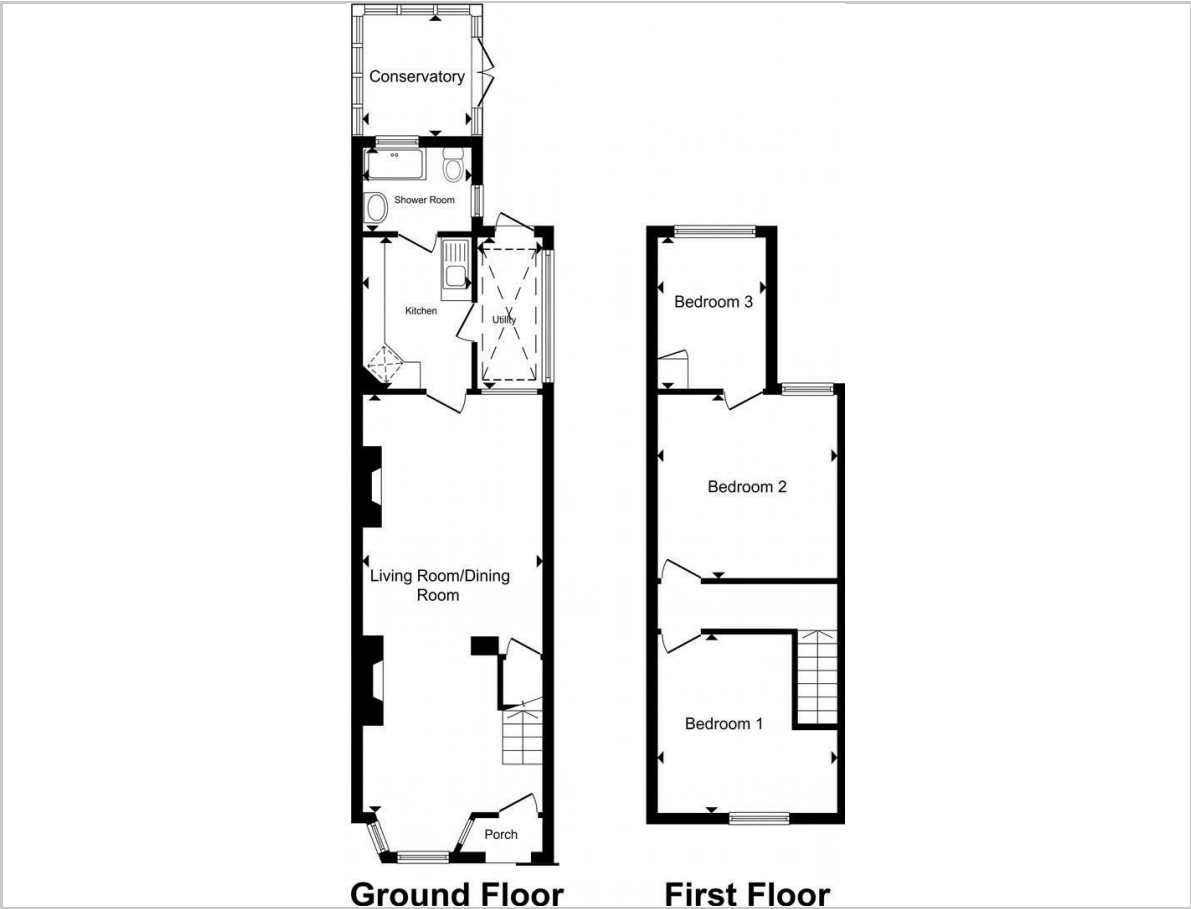
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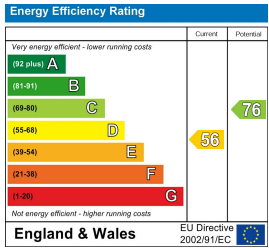
Floor Plan



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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