



209 Brasenose Avenue
Gorleston
Great Yarmouth
NR31 7DX

O.I.E.O **£230,000**
Freehold

CHAIN FREE
Spacious Detached Bungalow
3 Bedrooms
Sought After Location Within Walking Distance
Of the Beach & Sea
Front & Rear Gardens
Driveway & Garage
Close to Shops & Amenities



Bycrofts Estate Agents are delighted to offer this **CHAIN FREE**, 3 bedroom detached bungalow, situated in this popular and sought after location in Gorleston, close to shops and amenities as well as Marine Parade, Beach and Sea. The accommodation comprises of, entrance hall, lounge, kitchen/breakfast room, three bedrooms, shower room, separate wc, side driveway and garage, low maintenance front garden, enclosed rear garden.

UPVC side door with fixed side panel to:

ENTRANCE HALL

access to roof space, night storage heater.

LOUNGE

14' 10" x 12' 5" (4.52m x 3.78m) Maximum, low bay window to front aspect, high level side window, wall lights, night storage heater.

KITCHEN/ BREAKFAST ROOM

12' 2" x 9' 8" (3.71m x 2.95m) 'u' shaped worktop, range of base cupboards and drawers, oven, space and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, stainless steel one bowl sink, wall cupboards, light and extractor, built in storage cupboards, rear window, side window and door.



BEDROOM 1

12' 11" x 9' 4" (3.94m x 2.84m) Plus door recess, window to rear aspect, night storage heater.

BEDROOM 2

12' 5" x 9' 9" (3.78m x 2.97m) side window, night storage heater.

BEDROOM 3

11' 4" x 9' 2" (3.45m x 2.79m) windows to front and side aspect, night storage heater.

SHOWER ROOM

pedestal wash hand basin, shower cubicle with Triton electric fittings, frosted double glazed window, shaver point, extractor fan.

WC

low level wc, frosted double glazed window.

OUTSIDE

To the front, block pavier driveway, low maintenance front garden, artificial lawn, shingled borders, low brick wall, double gate providing access round to the rear, garage 16'8 x 8'4, double doors, side personnel door, enclosed rear garden, paved patio, lawned areas, boards with shrubs, plants and trees, timber storage shed.

COUNCIL TAX

This property is currently listed as Band C

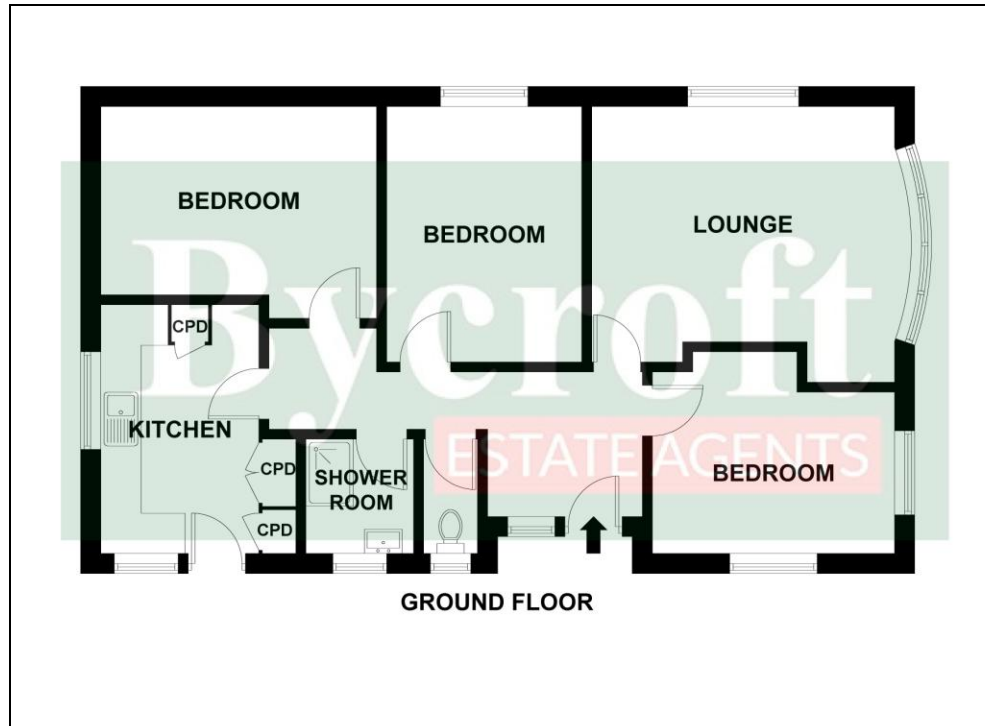
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
C
E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.