

Aldreds
Estate Agents



24 The Mews

Gorleston, Great Yarmouth, NR31 6TW

£230,000



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Gorleston, Great Yarmouth,

A well presented and extended three bedroom semi detached house sitting in this convenient location for the James Paget Hospital. On the ground floor there is an entrance porch, entrance hall, lounge, dining room and a kitchen. Landing, three bedrooms and a shower room on the first floor. Gas central heating and sealed unit double glazing. Gardens to front & rear. Driveway to en bloc garage. Carpets, as fitted, are included in the asking price.

Entrance Porch

Door to front.

Entrance Hall

Stairs to landing, radiator.

Lounge

19'3" x 9'11" (5.87 x 3.02)

Double glazed window to front aspect, radiator.

Dining Room

11'10" x 9'7" (3.61 x 2.92)

Double glazed window to side aspect, radiator, double glazed French doors to rear garden.

Kitchen

11'9" x 9'0" (3.58 x 2.74)

Base & wall units with work tops, double glazed window to rear aspect, door to side, plumbing for washing machine, electric hob, electric oven, sink.

Landing

Storage cupboard with wall mounted gas boiler, loft access, double glazed window to side aspect.

Bedroom 1

11'1" x 9'11" (3.38 x 3.02 (3.37 x 3.01))

Double glazed window to front aspect, radiator.

Bedroom 2

11'0" x 7'11" (3.35 x 2.41)

Built in wardrobe, double glazed window to rear aspect, radiator.





Bedroom 3

7'11" x 6'3" (2.41 x 1.91)

Double glazed window to rear aspect, radiator.

Shower Room

6'0" x 5'5" (1.83 x 1.65)

Shower in cubicle, hand basin, low level WC, radiator.

Outside

To the front there is a lawned garden with bushes and shrubs. To the rear there is a paved patio, lawned garden, shed, bushes and shrubs. Driveway & en bloc garage.

Tenure

Leasehold. The property has the remainder of a 999 year lease from September 1975 at a ground rent of £25 per annum.

Services

Mains water, electric, gas, drainage.

Council Tax

Band B

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

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road, turn right into Kennedy Avenue, at the 'T' junction turn right into Mariners Compass where The Mews is a walkway on the left. The property is overlooking to green.

Ref: G17817/03/23



Floor Plan



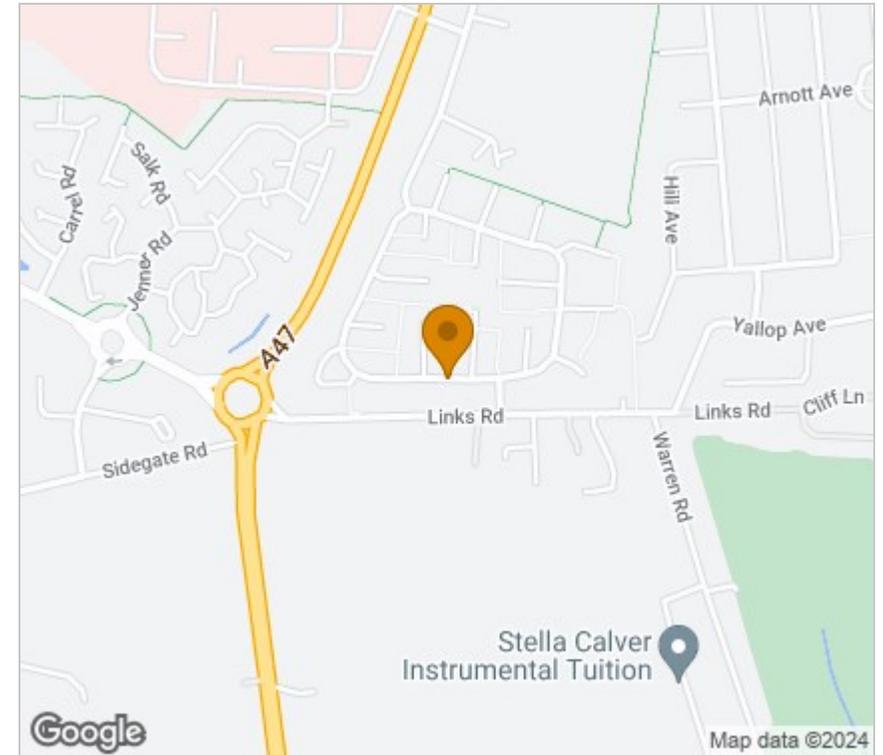
Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

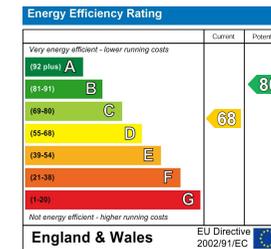
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Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA