

Aldreds
Estate Agents



105 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Offers In Excess Of £220,000



105 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Sitting in a convenient location for the doctors surgery and Morrisons supermarket, Aldreds are pleased to offer this spacious extended well presented two bedroom modern detached bungalow. There is an entrance porch, entrance hall, lounge, kitchen, extended bedroom one, bedroom two, bathroom and rear porch. Gas central heating and sealed unit double glazing. Front and rear gardens and a driveway leading to garage. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

Entrance Porch

Door to side.

Entrance Hall

Storage cupboard, loft access.

Lounge

Bay double glazed window to front aspect, double glazed window to side aspect, radiator.

Kitchen

9'3" x 8'8" (2.82 x 2.64)

Base and wall mounted storage units with roll top work surfaces over, sink with drainer and mixer tap over, plumbing for washing machine, electric hob, electric oven, part tiled walls, double glazed window to front aspect, double glazed window to side aspect, airing cupboard housing wall mounted gas boiler.

Bedroom 1

Two double glazed windows to side aspect, radiator, double glazed patio doors to:-

Rear Porch

Brick base with sealed unit double glazing, tiled floor, door to garden.

Bedroom 2

13'5" x 10'4" (4.09 x 3.15)

Fitted wardrobe, double glazed window to rear aspect, radiator.





Bathroom

6'1" x 5'11" (1.85 x 1.80)

'P' shaped bath with shower over, pedestal hand wash basin, low level WC, tiled walls, opaque double glazed window to side aspect, radiator.

Outside

To the front of the property there is a driveway leading to garage, the garage has an up and over door and benefits from power and light, shingled garden with bushes and shrubs. To the rear of the property there is a paved and lawned garden with greenhouse.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

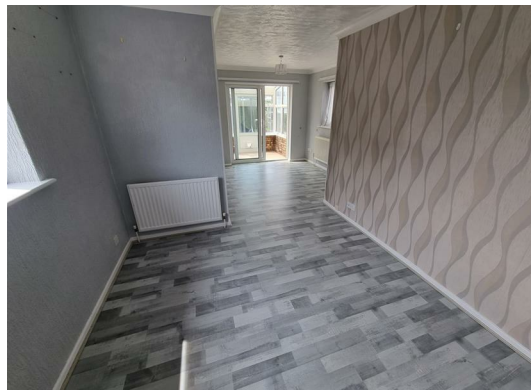
Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

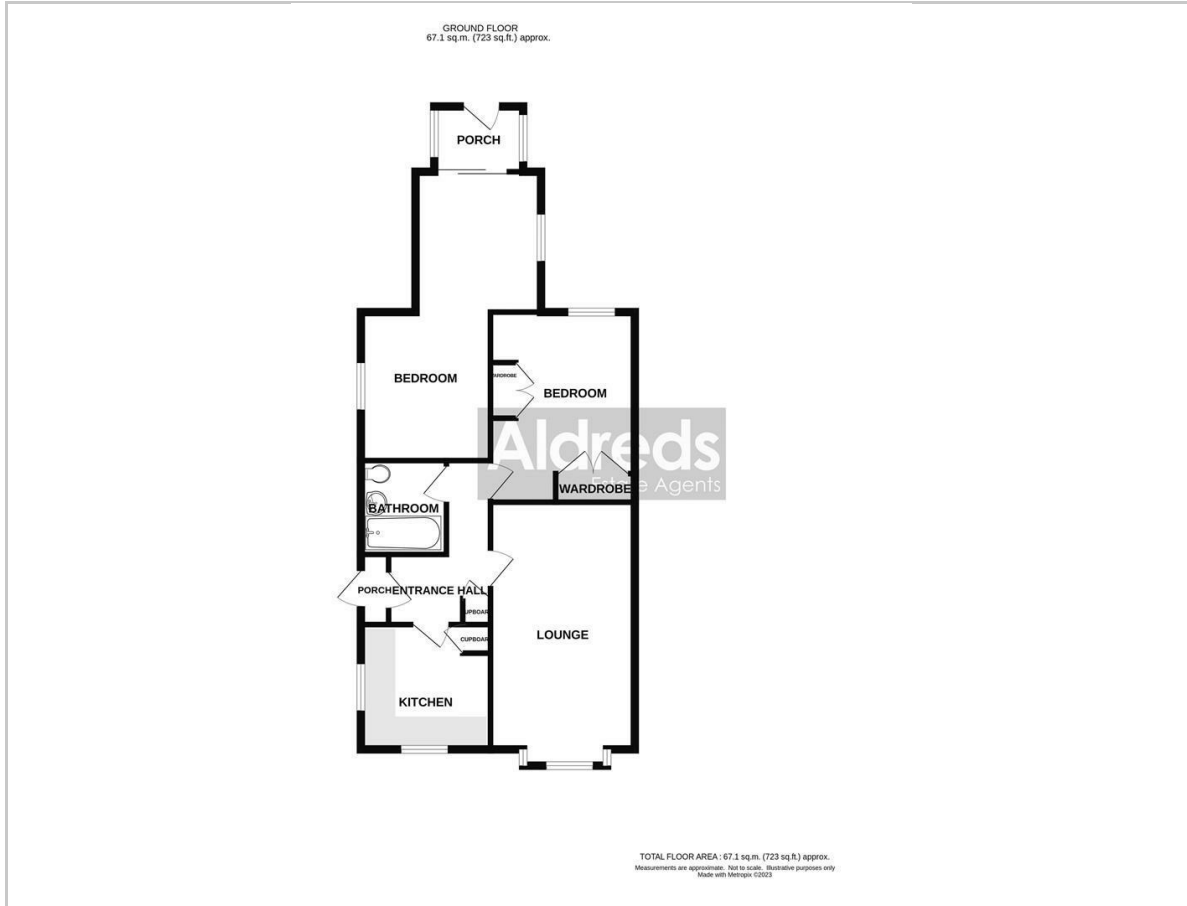
Directions

From the Gorleston office head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left, follow the road round to the left into Mill Lane, turn left into Blackbird Close where the property can be found at the end.

Ref: G17885/06/23



Floor Plan



Viewing

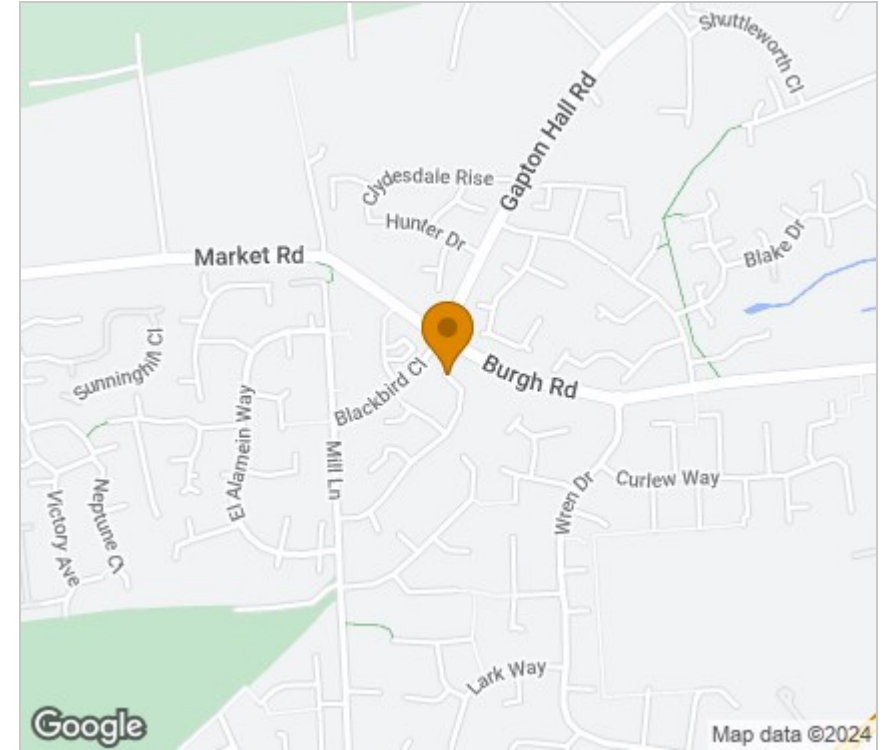
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

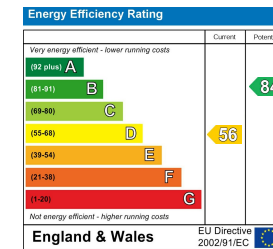
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141.

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