



**Aldreds**  
Estate Agents

105 Upper Cliff Road, Gorleston, Great Yarmouth, NR31 6AL

Offers In Excess Of £325,000



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# 105 Upper Cliff Road

Gorleston, Great Yarmouth, NR31 6AL

- Period Style Semi Detached House
- Two Reception Rooms
- Utility Room
- Rear Garden
- Sealed Unit Double Glazing
- Six Bedrooms
- Two Shower Rooms
- Popular Location
- Gas Central Heating

Sitting on the popular Upper Cliff Road, we are delighted to offer this spacious, bay fronted, hall entrance, six bedroom period style semi detached house. On the ground floor there is an entrance hall, two reception rooms, a large kitchen/dining room, rear hallway/utility room and shower room. The first floor boasts a landing, four bedrooms, shower room and separate WC with two further bedrooms on the second floor. Gas central heating and sealed unit double glazing. Outside there is a forecourt to front and an attractive walled garden to rear. Carpets as fitted are included in the asking price.



## Entrance Hall

Door to front, stairs rising to landing.

## Lounge 13'3" x 13'0" (4.04 x 3.96)

Feature fireplace, picture rail, bay double glazed window to front aspect, two radiators.

## Sitting Room 12'6" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, wood burner, radiator.

## Kitchen/Dining Room 25'1" x 9'11" (7.65 x 3.02)

Double glazed window to side aspect, door to side, gas cooker point.

## Rear Hallway/Utility Room

Double glazed window to side aspect, door to side, plumbing for washing machine.

## Shower Room 6'4" x 5'9" (1.93 x 1.75 (1.92 x 1.76))

Shower in cubicle, hand basin, low level WC, heated towel rail.





## Directions

From the Gorleston office head South along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and turn left into Upper Cliff Road, continue along Upper Cliff Road and across the crossroads where the property can be found on the left hand side.

## Landing

Doors to stairs to second floor landing and under stair cupboard.

## Bedroom 1 13'3" x 11'11" (4.04 x 3.63 (4.03 x 3.64))

Storage cupboard, bay double glazed window to front aspect, radiator.

## Bedroom 2 12'6" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, radiator.

## Bedroom 3 12'10" x 9'10" (3.91 x 3.00)

Storage cupboard, double glazed window to front aspect, radiator.

## Bedroom 6 8'2" x 5'5" (2.49 x 1.65 (2.5 x 1.66))

Double glazed window to front aspect.

## Shower Room 8'5" x 7'0" (2.57 x 2.13)

Shower in cubicle, hand basin, opaque double glazed window to side aspect, radiator.

## Separate WC

Low level WC.

## Second Floor Landing



#### Bedroom 4 17'5" x 8'0" (5.31 x 2.44)

Double glazed window to front aspect, double glazed window to rear aspect, door to:-

#### Bedroom 5 12'4" x 8'6" (3.76 x 2.59)

Double glazed window to rear aspect.

#### Outside

To the front of the property there is a forecourt. To the rear of the property there is a walled garden with decked and paved patio areas, timber shed and workshop

#### Tenure

Freehold

#### Services

Mains water, electricity, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band C

#### 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.

Ref: G17865/05/23

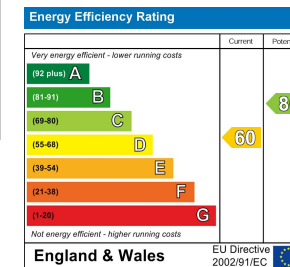
## Floor Plans



## Location Map



## Energy Performance 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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