

Aldreds
Estate Agents



25 John Road

Gorleston, Great Yarmouth, NR31 6LF

£300,000



3



1



2



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With a garage and well kept garden to the rear, Aldreds are delighted to offer this iconic and stunning three bedroom end terrace house sitting on the corner of John Road and Palmer Road. On the ground floor there is an entrance porch, entrance hall, two reception rooms, kitchen/breakfast room, conservatory, utility room and a ground floor cloakroom. The first floor offers three double bedrooms and a bathroom all leading separately off landing. Gas central heating and sealed unit double glazing. Carpets as fitted are included in the asking price.

Entrance Porch

Door to front.

Entrance Hall

Stairs rising to landing, radiator. under stair cupboard

Lounge

12'5" x 11'9" (3.79 x 3.59)

Traditional style fireplace with inset tiles, bay double glazed window to front aspect, picture rail, radiator.

Dining Room

12'9" x 12'0" (3.9 x 3.68)

Double glazed window to side aspect, radiator. picture rail traditional fireplace with tiled hearth.

Kitchen/Breakfast Room

24'5" x 12'11" max 8'0" min (7.45 x 3.94 max 2.46 min)

Base and wall mounted storage units with rolltop work surfaces over, breakfast bar, gas hob, electric oven, sink with drainer, tiled floor, door to garden, double glazed window to rear aspect, double glazed window to side aspect, integrated dishwasher, inset ceiling lights, radiator.

Utility Room

5'9" x 4'5" (1.76 x 1.37)

Plumbing for washing machine, door to:-

Cloakroom

Low level WC, hand basin, opaque window to rear aspect., wall mounted gas boiler.

Conservatory

12'4" x 9'9" (3.78 x 2.98)

Tiled floor, double glazed French doors to rear garden, radiator.





Landing

Feature fireplace, picture rail.

Bedroom 1

13'1" x 12'5" (4 x 3.81)

Traditional style fireplace with inset tiles and tiled hearth, bay double glazed window to front aspect, radiator., built in wardrobes, picture rail.

Bedroom 2

12'11" x 11'11" (3.96 x 3.65)

Double glazed window to side aspect, radiator., storage cupboard, picture rail, traditional style fireplace.

Bedroom 3

12'11" x 12'2" (3.96 x 3.71)

Double glazed window to side aspect, radiator.

Bathroom

12'0" x 6'5" (3.66 x 1.98)

Shower in cubicle, pedestal hand wash basin, panel bath, low level WC, opaque double glazed window to side aspect, radiator.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a well kept approximately West facing garden which is mainly laid to lawn with bushes shrubs and plants, decked patio, paved patio, garage (4.88m x 2.41m) with up and over door.

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.

Directions

On foot from the Gorleston office head South along the High Street, turn right into Palmer Road where the property can be found on the corner of John Road.

Ref: G17930/09/23



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

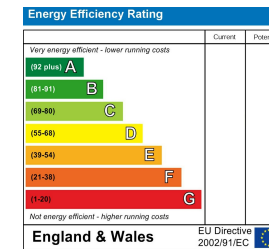
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Area Map



Energy Efficiency Graph



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