



59 Burnt Lane

Gorleston, Great Yarmouth, NR31 0PG

Offers In Excess Of £145,000



A well presented, two bedroom, mid terrace cottage with a pleasant garden sitting in this popular location. On the ground floor there are two reception rooms, kitchen and shower room. Gas central heating and sealed unit double glazing. Carpets as fitted are included in the asking price the property is offered with no upward chain.



Lounge 11'1" x 9'10" (3.4 x 3)

Door to front, double glazed window to front aspect, radiator.

Lobby

Stairs rising to landing.

Dining Room 11'1" x 7'11" (3.38 x 2.42)

Radiator, through to:-

Kitchen 9'10" x 7'5" (3 x 2.27)

Base and wall mounted storage units with rolltop work surfaces over, stainless steel sink with drainer, plumbing for washing machine, gas cooker point, wall mounted gas boiler, door to rear, door to:-

Shower Room 10'0" x 2'8" (3.05m x 0.81m)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

Landing

Bedroom 1 11'1" x 9'10" (3.4 x 3)

Double glazed window to front aspect, radiator.

Bedroom 2 11'1" x 7'4" (3.38 x 2.24)

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

Outside

To the front of the property there is a forecourt. To the rear of the property there is a bisected lawned garden, paved patio, timber shed (3.94m x 2.88m).

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

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

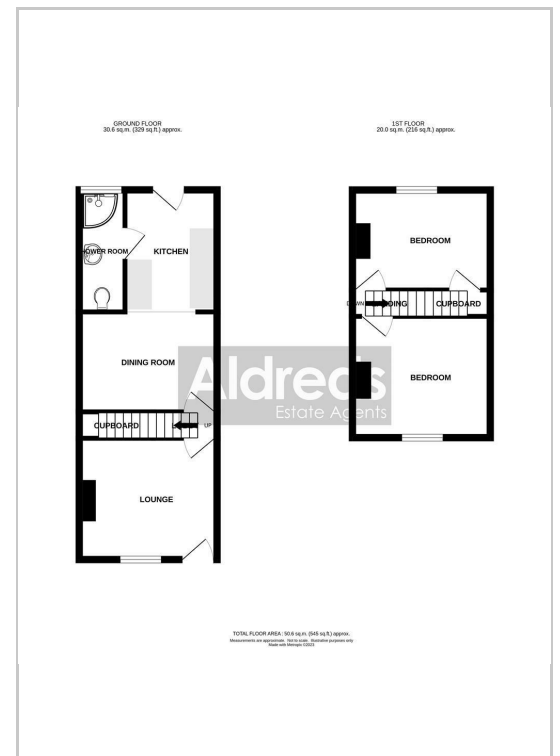
From the Gorleston office head North along the High Street, continue into High Road, turn left into Burnt Lane where the property can be found on the right hand side.

Ref: G17934/09/23

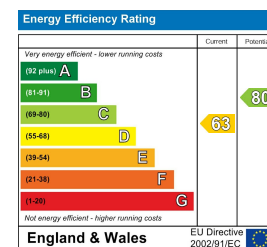
Area Map



Floor Plans



Energy Efficiency Graph



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