

**Aldreds**  
Estate Agents



39 Chestnut Avenue

Bradwell, Great Yarmouth, NR31 8PL

Guide Price £215,000 - £225,000



## 39 Chestnut Avenue

Bradwell, Great Yarmouth, NR31 8PL

**\*\*GUIDE PRICE £215,000-£225,000\*\*** Sitting on the popular Chestnut Avenue, Aldreds are pleased to offer this beautifully renovated and extended two bedroom semi detached bungalow. The property has an entrance hall, lounge, inner hallway, two bedrooms, extended kitchen and a shower room. The property has been recently renovated by the current owners including new kitchen, new shower room, new decoration and flooring, a rewire and a new central heating system including a new boiler. Sealed unit double glazing. Front & rear gardens and a driveway. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

### Entrance Hall

Entrance door to side.

### Lounge

12'5" x 11'11" (3.8 x 3.64)

Double glazed window to side aspect, radiator.

### Inner hallway

### Bedroom 1

12'5" x 9'10" plus bay (3.81 x 3.02 plus bay)

Bay double glazed window to front aspect, radiator.

### Bedroom 2

10'5" x 9'4" (3.2 x 2.86)

Double glazed window to side aspect, radiator.

### Kitchen

19'8" x 6'5" (6 x 1.98)

Base and wall mounted storage units with worktops over, double glazed window to side aspect, door to rear, electric hob, electric oven, plumbing for washing machine, plumbing for dishwasher, wall mounted gas boiler.

### Shower Room

Shower in cubicle, hand basin, low level WC, tiled walls, opaque double glazed window to rear aspect, heated towel rail.





### Outside

To the front of the property there is a lawned garden, driveway. To the rear of the property there is a well kept lawned garden with flowerbeds to borders, bushes shrubs and plants, paved patio, timber shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### 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.

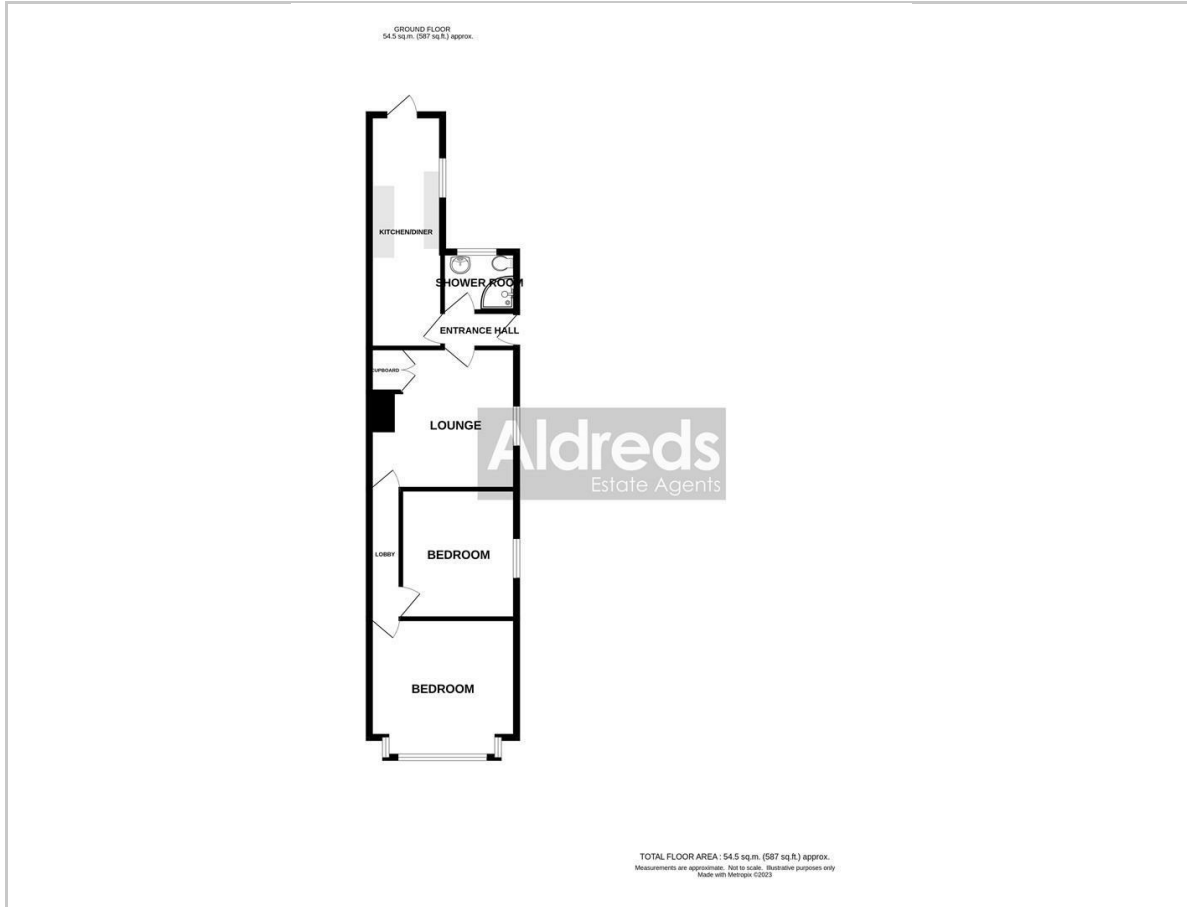
### Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and over the next set of traffic lights into Crab Lane, turn left into Chestnut Avenue where the property can be found on the left hand side.

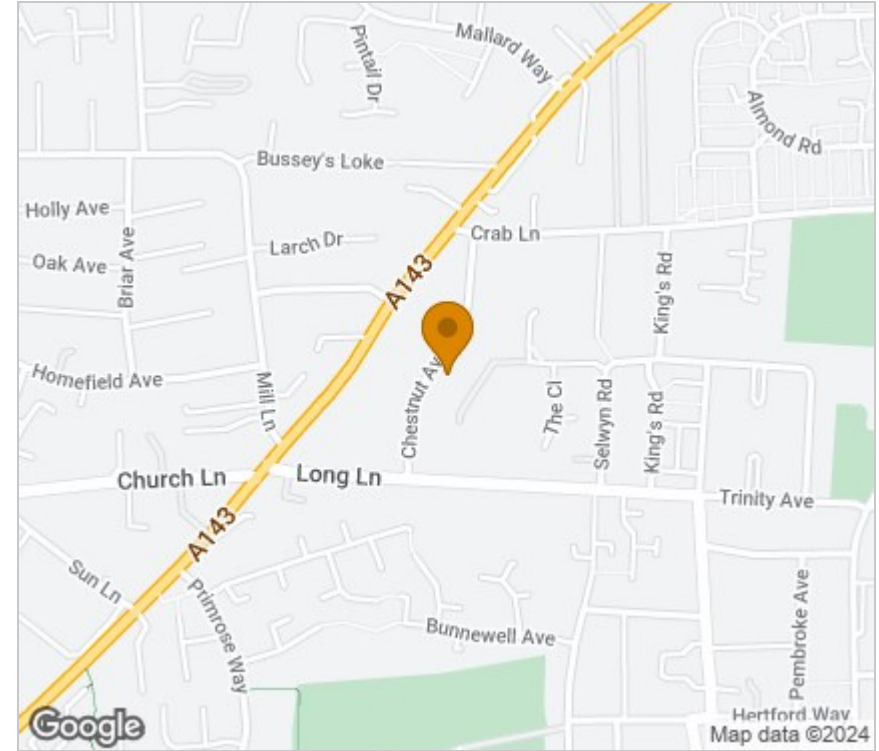
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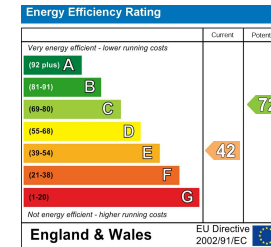
## Floor Plan



## Area Map



## Energy Efficiency 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.

### Disclaimer

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