

Aldreds
Estate Agents



30 Howes Road

Bradwell, Great Yarmouth, NR31 9XL

£235,000



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A 3 bedroom semi-detached house with well presented accommodation including hall, cloakroom, lounge, kitchen/diner, en-suite shower room and bathroom. The property also benefits from gas central heating, UPVC double glazed windows, an enclosed rear garden and two parking spaces.

Entrance Hall

Composite entrance door with spyhole and two double glazed panels. Wood effect flooring. Radiator. Stairs to first floor landing.

Cloakroom

White WC and pedestal corner hand wash basin with tiled splashback. Radiator.

Lounge

14'2" max x 12'0" max (4.32m max x 3.66m max)

Wood effect flooring. Radiator. Television point. Wi-Fi box. Door to built-in under stairs storage cupboard.

Kitchen/Diner

15'3" x 8'9" (4.65m x 2.67m)

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Inset four ring electric hob with a concealed extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. Cupboard concealing a wall mounted gas fired combination boiler. Inset ceiling spotlights. UPVC double glazed doors to the rear garden.

Landing

Built-in linen cupboard with slatted shelves and hanging rail. Loft access hatch.

Bedroom 1

9'6" x 11'9" max, 9'5" min (2.90m x 3.58m max, 2.87m min)

Radiator. Television point. Built-in over stairs wardrobe.

En-suite Shower Room

6'4" max x 5'6" (1.93m max x 1.68m)

Radiator.





Bedroom 2
9'2" x 7'5" (2.79m x 2.26m)
Radiator.

Bedroom 3
7'5" x 5'10" (2.26m x 1.78m)
Radiator.

Bathroom
6'1" x 5'10" (1.85m x 1.78m)
White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Radiator. Extractor.

Outside
Two brickweave parking spaces to the front of the property. A gate to the side of the property leads to the rear garden which is enclosed, with artificial grass and a raised decked area.

Tenure
Freehold.

Services
Mains gas, water, electricity and drainage are connected.

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.

Ref: G17953/10/23

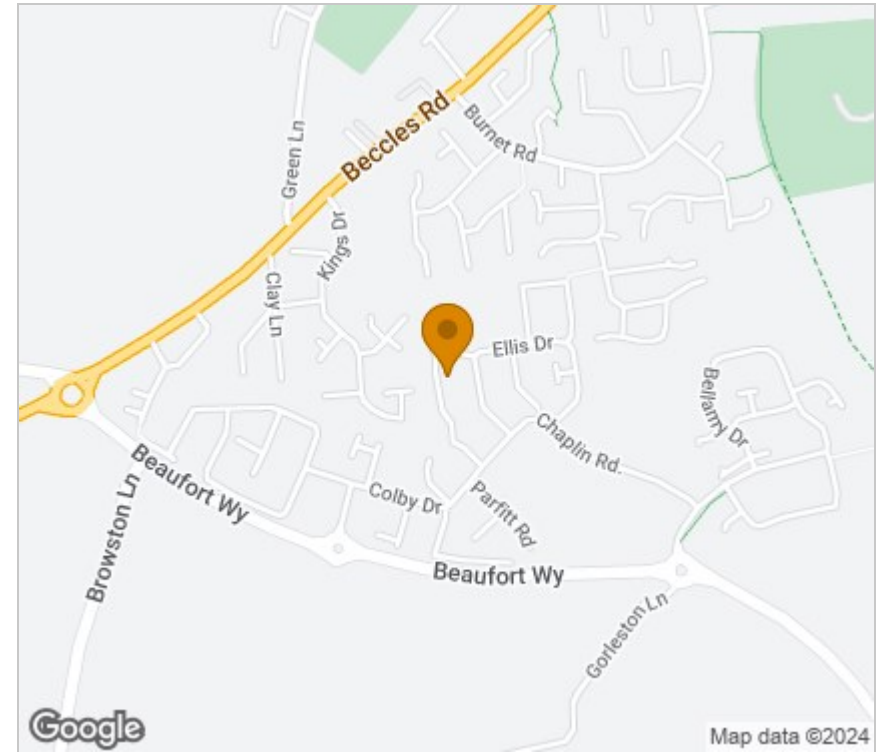
Agent's Note:
There is an estate charge for the upkeep of the communal areas and for 2024, this will be £128.76.



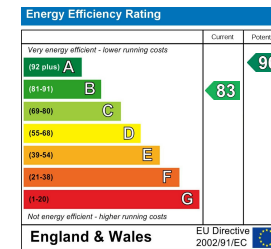
Floor Plan



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.

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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