

**Aldreds**  
Estate Agents



33 Burgh Road

Gorleston, Great Yarmouth, NR31 8BE

Guide Price £240,000 - £250,000



## 33 Burgh Road

Gorleston, Great Yarmouth, NR31 8BE

\*\* Guide Price £240,000 - £250,000 \*\* This well presented 3 bedroom semi-detached house has a south facing rear garden and is offered for sale with no onward chain. The property has been thoughtfully renovated and benefits from gas central heating and double glazed windows.

### Entrance Lobby

4'0" x 3'5" (1.22m x 1.04m)

UPVC dark wood effect entrance door with double glazed panel. Wood effect laminate floor. Open archway to entrance hall.

### Entrance Hall

18'8" x 5'3" (5.69m x 1.60m)

Radiator. Built-in under stairs storage cupboard with light. Telephone point. Staircase with turned wood balustrade to first floor landing.

### Lounge

11'5" 10'11" (3.48m 3.33m)

Radiator.

### Kitchen/Breakfast Room

11'4" x 9'11" plus 12'8" x 5'4" (3.45m x 3.02m plus 3.86m x 1.63m)

Worktops with a range of cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Matching upstands. Built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated fridge and freezer, dishwasher and washing machine. Matching wall cupboards. Radiator. Wall mounted gas fired boiler.

### Conservatory

12'8" x 11'6" max (3.86m x 3.51m max)

Radiator. Double power points. UPVC double glazed windows to side and rear. UPVC double glazed doors to a decked patio area and the rear garden.

### Landing

Loft access hatch.

### Bedroom 1

10'0" x 9'10" (3.05m x 3.00m)

Radiator.

### Bedroom 2

10'11" x 7'3" plus door recess (3.33m x 2.21m plus door recess)

Radiator.





### Bedroom 3

9'7" x 7'6" (2.92m x 2.29m)

Radiator.

### Bathroom

9'4" x 6'11" max (2.84m x 2.11m max)

White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Large shower cubicle with a mixer shower, hose attachment and rainfall fitting above. Chrome towel radiator. Extractor.

### Outside

Brick weave driveway plus additional shingled parking space to the front of the property. A gate and paved pathway to the side of the property leads to the rear garden which is laid to lawn with a large decked patio to the immediate rear of the house and there are two timber built storage sheds to the rear boundary.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### 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 fantastic sandy beach.

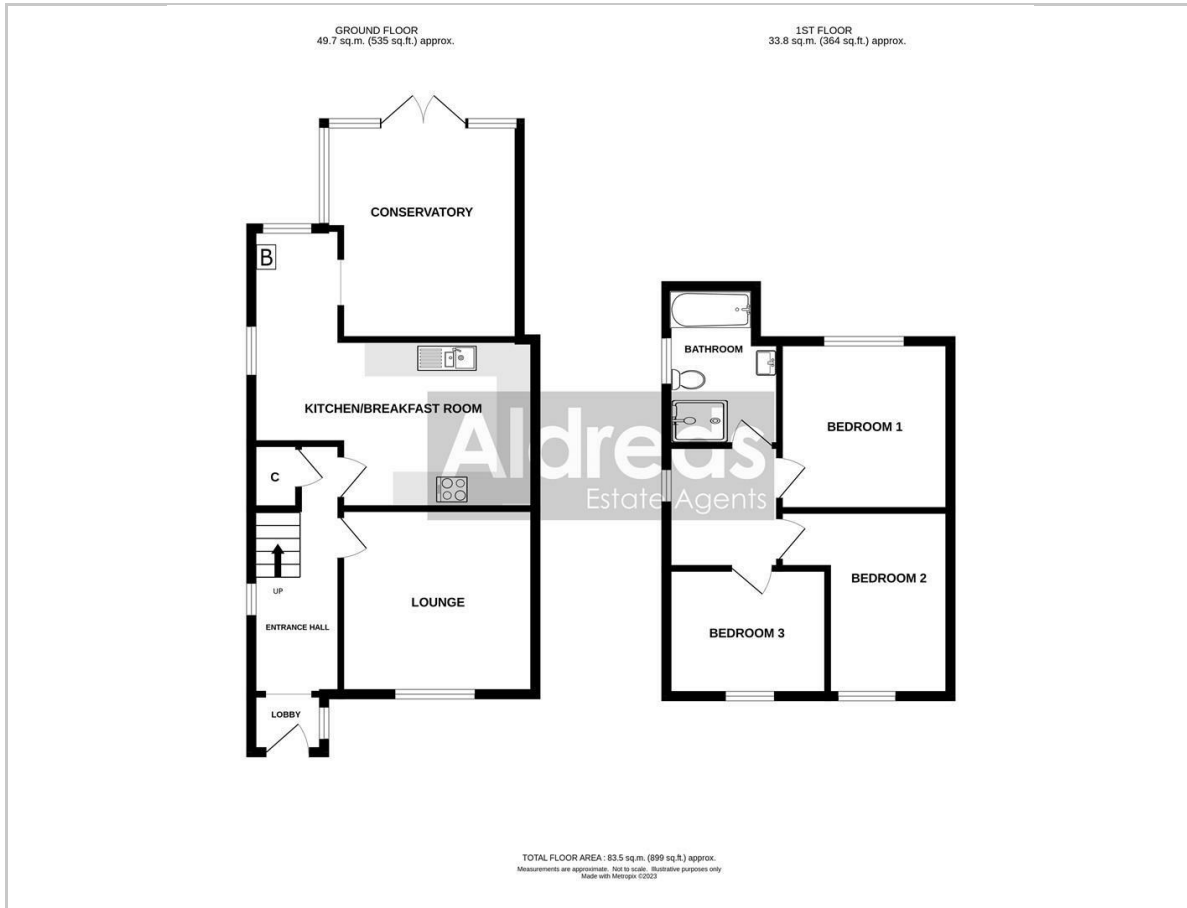
### Directions

From the Gorleston office, head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout turn right into Burgh Road where the property can be found on the left hand side.

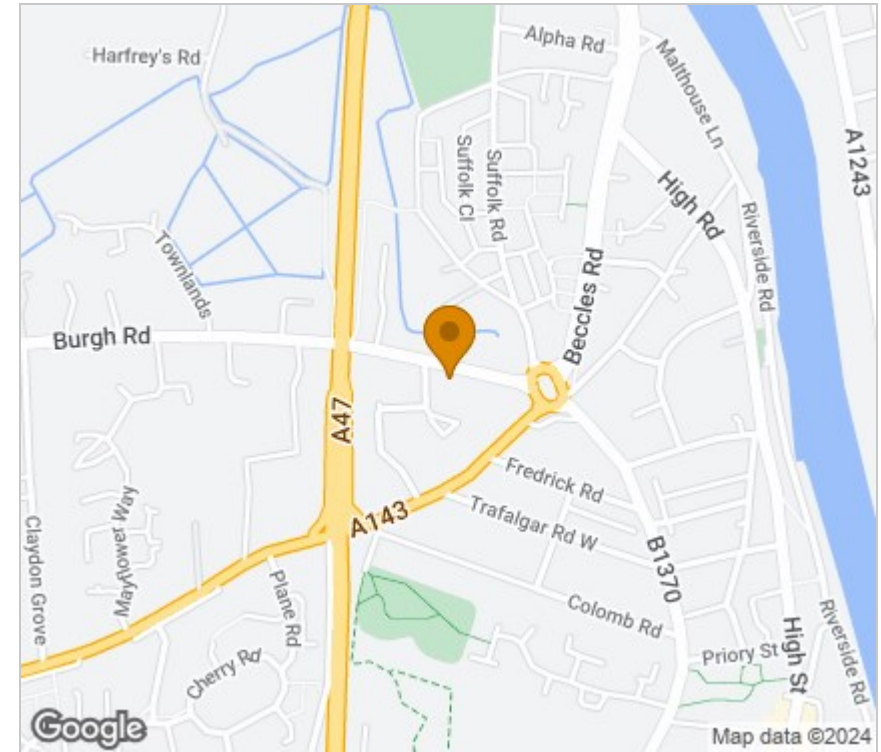
Ref: G17969/11/23



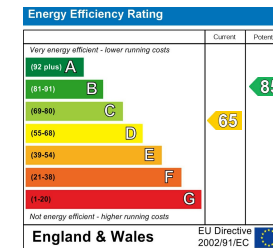
## Floor Plan



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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