

**Aldreds**  
Estate Agents



26 Magdalen Way

Gorleston, Great Yarmouth, NR31 7DB

£210,000



## 26 Magdalen Way

Gorleston, Great Yarmouth,

This 3 bedroom ex-local authority terraced house is offered for sale with no onward chain. The property benefits from gas central heating, double glazing, off-road parking and a West facing rear garden.

### Entrance Hall

Aluminium frame entrance door with double glazed panels. Radiator. Telephone point. Thermostat control for heating. Under stairs recess. Staircase with turned wood balustrade to first floor landing. Coved and textured ceiling. Double glazed window to front.

### Lounge/Diner

21' max x 10'10" (6.40m max x 3.30m)

Two radiators. Coal effect living flame gas fire with Adam style surround and marble inset and hearth. Decorative coving and ceiling rose. Smooth plaster ceiling. Double glazed windows to front and rear aspects.

### Kitchen/Breakfast Room

13'2" x 11'4" (4.01m x 3.45m)

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink. Tiled splashback. Gas cooker point. Utility space below worktops with plumbing for washing machine. Two radiators. Wall mounted gas fired boiler. Tiled floor. Double glazed window to rear garden. UPVC double glazed doors to rear garden.

### Landing

Built-in storage cupboard. Loft access hatch. Double glazed window to front.

### Bedroom 1

11'8" x 11'4" (3.56m x 3.45m)

Radiator. Picture rail. Two double glazed windows to rear.

### Bedroom 2

11'1" x 9'9" plus door recess (3.38m x 2.97m plus door recess)

Radiator. Picture rail. Double glazed window to rear.

### Bedroom 3

10'11" x 6'6" (3.33m x 1.98m)

Radiator. Picture rail. Radiator. Double glazed windows to front.

### Shower Room

Corner shower cubicle with a mixer shower. Wash basin with cupboard below. Tiled walls. Radiator. Built-in airing cupboard with hot water cylinder. Inset ceiling spotlights. Double glazed window to rear.





### Separate WC

5'5" x 2'5" (1.65m x 0.74m)

WC with concealed cistern. Part tiled walls. Double glazed window to front.

### Outside

The front garden is paved for low maintenance with raised brick planters and a driveway. The rear garden is enclosed, west facing and laid partly to lawn with a patio area to the immediate rear of the property. Brick built storage shed.

### 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 sandy beach.

### Directions

From the Gorleston office head South along the High Street. At the traffic lights turn right onto Church Lane, continue over the roundabout and at the traffic lights turn left into Magdalen Way where the property can be found on the left hand side, opposite the parade of shops.

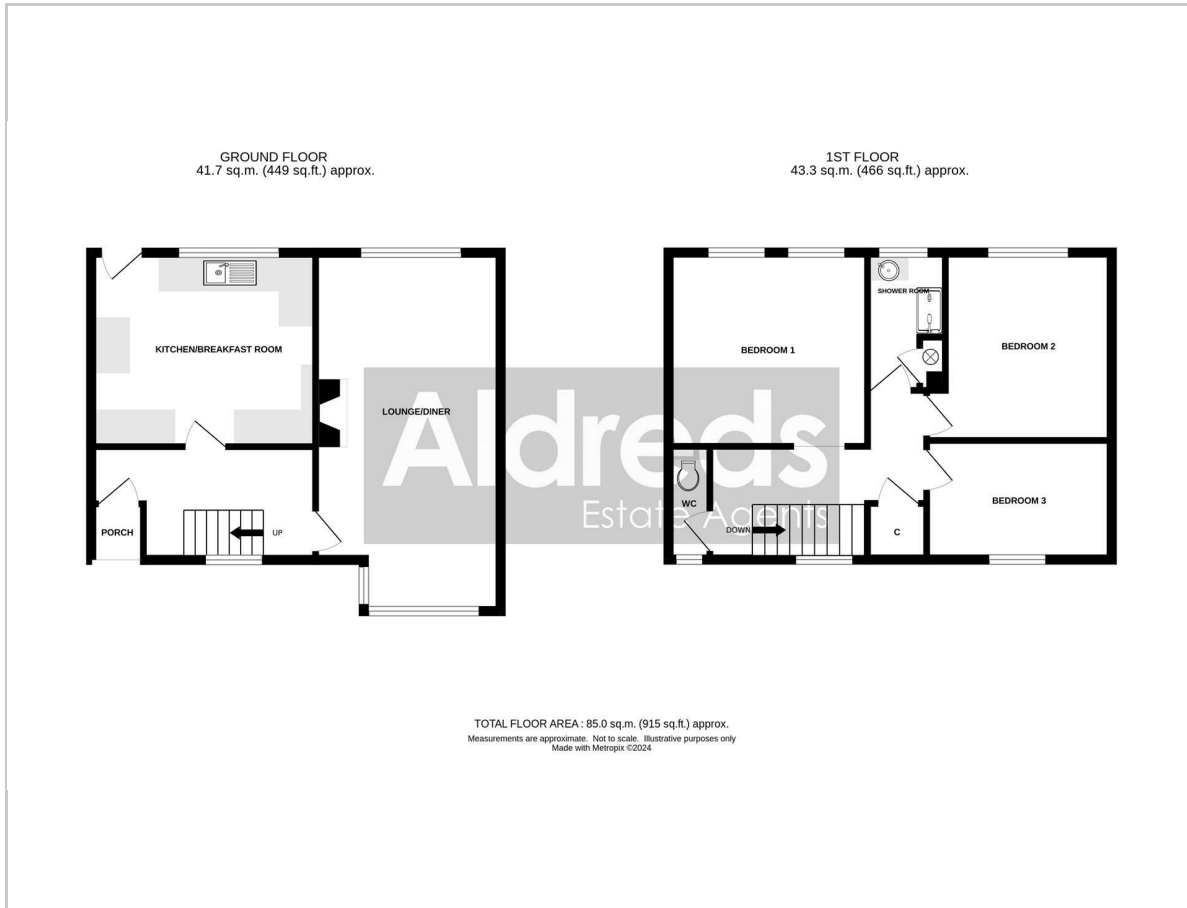
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### Agents Note

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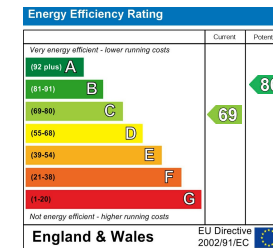
## Floor Plan



## 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.

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