



**Aldreds**  
Estate Agents

14 Hingley Close

Gorleston on Sea, Great Yarmouth, NR31 0QH

Offers Over £160,000



## 14 Hingley Close

Gorleston on Sea, Great

Weston, Norfolk

With allocated parking and a south facing garden to rear, Aldreds are pleased to offer this well presented modern two bedroom mid terrace house sitting in this convenient location. On the ground floor there is an entrance porch, entrance hall, lounge and a kitchen. On the first floor there is a landing with two bedrooms and bathroom leading separately off. Gas central heating and sealed unit double glazing. Carpets as fitted are included in the asking price.

### Entrance Porch

Door to front.

### Entrance Hall

Stairs rising to landing, radiator.

### Lounge

13'7" x 13'0" (4.14 x 3.96)

Double glazed patio door to rear garden, radiator.

### Kitchen

9'10" x 6'11" (3.00 x 2.11)

Base and wall mounted storage units with roll top work surfaces over, stainless steel sink and drainer, radiator, part tiled walls, electric and gas cooker points, plumbing for washing machine.

### Landing

#### Bedroom 1

13'2" x 9'7" plus recess (4.01m x 2.92m plus recess)

Storage cupboard, two double glazed windows to front aspect, radiator.

#### Bedroom 2

10'2" x 6'7" (3.10 x 2.01)

Double glazed window to rear aspect, radiator.





### Bathroom

6'9" x 6'1" (2.06 x 1.85 (2.07 x 1.86))

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

### Outside

To the front of the property there is allocated parking, outside tap. To the rear of the property there is a paved and astro turf south facing garden with timber shed.

### Tenure

Freehold.

### Services

Mains water, electric, 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 south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, at the next roundabout take the third exit into Suffolk Road, turn right into Common road, turn right into Hingley Close where the property can be found at the end

EPC Rating - D (65)

Ref: G17989/01/24



## Floor Plan



## Viewing

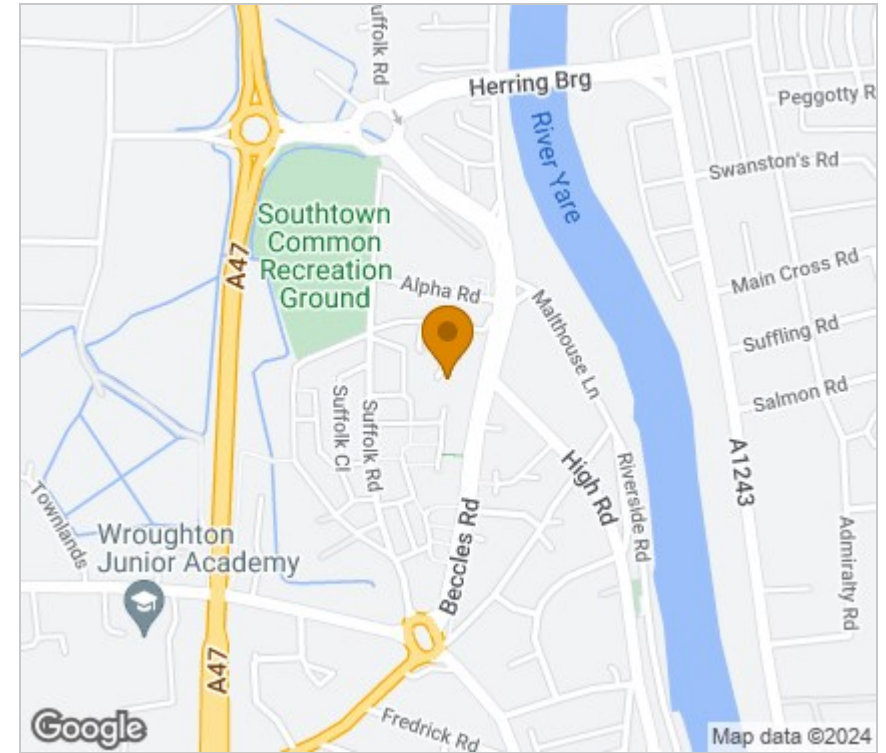
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

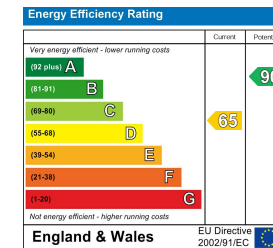
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## Area Map



## Energy Efficiency Graph



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