



**Aldreds**  
Estate Agents

95 Springfield Road  
Gorleston, Great Yarmouth, NR31 6AE

£209,950





## 95 Springfield Road

Gorleston, Great Yarmouth, NR31 6AE

A superb newly renovated three bedroom mid terrace house situated a short distance from Gorleston Beach and The Cliff Hotel. The property has been refurbished to a high standard including new carpets/flooring, a new bathroom and new interior doors. There has also been rewiring and replastering work undertaken. Internally there is an entrance porch, two reception rooms, kitchen, lobby and a ground floor bathroom. Three first floor bedrooms. Gas central heating with newly fitted radiators and thermostatic valves fired by gas condensing combi boiler. Most windows have been replaced and there is a new front door. Front forecourt and rear garden with enclosed sandstone paved courtyard. Offered with no upward chain.

### Entrance Porch

Door to front.

### Lounge

14'9" x 11'1" (4.5 x 3.4)

Wall lights, feature fireplace with plug socket, double glazed window to front aspect, radiator.

### Lobby

Stairs rising to landing.

### Dining Room

12'10" x 11'1" (3.92 x 3.4)

Understair cupboard, feature fireplace with plug socket, double glazed window to rear aspect, radiator.

### Kitchen

11'8" x 6'2" (3.58 x 1.9)

Currently not fitted. Plumbing and electrics provided for cabinet & appliance fitting. The vendor is happy at this early stage to allow a buyer to have an input in to the choice and fitting of the kitchen subject to agreement at the asking price. Or fit their own kitchen between exchange and completion with an allowance made on the price.

### Lobby

Wall mounted gas boiler, door to side, plumbing for automatic washing machine, radiator.

### Bathroom

6'2" x 5'1" (1.9 x 1.55)

Panel bath with shower fitting over, extractor fan, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

### Landing

### Bedroom 1

14'9" x 11'1" (4.5 x 3.4)

Loft access, double glazed window to front aspect, radiator.







### Bedroom 2

12'10" x 11'1" (3.92 x 3.4)

Double glazed window to rear aspect, radiator.

### Bedroom 3

11'6" x 6'2" (3.53 x 1.9)

Loft access, double glazed window to rear aspect, radiator.

### Outside

To the front there is a forecourt. To the rear there is a bisected garden with sandstone paved courtyard area and seating area with lawned garden beyond. IR outside light and double exterior plug socket.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

C Rating - 69

### 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.

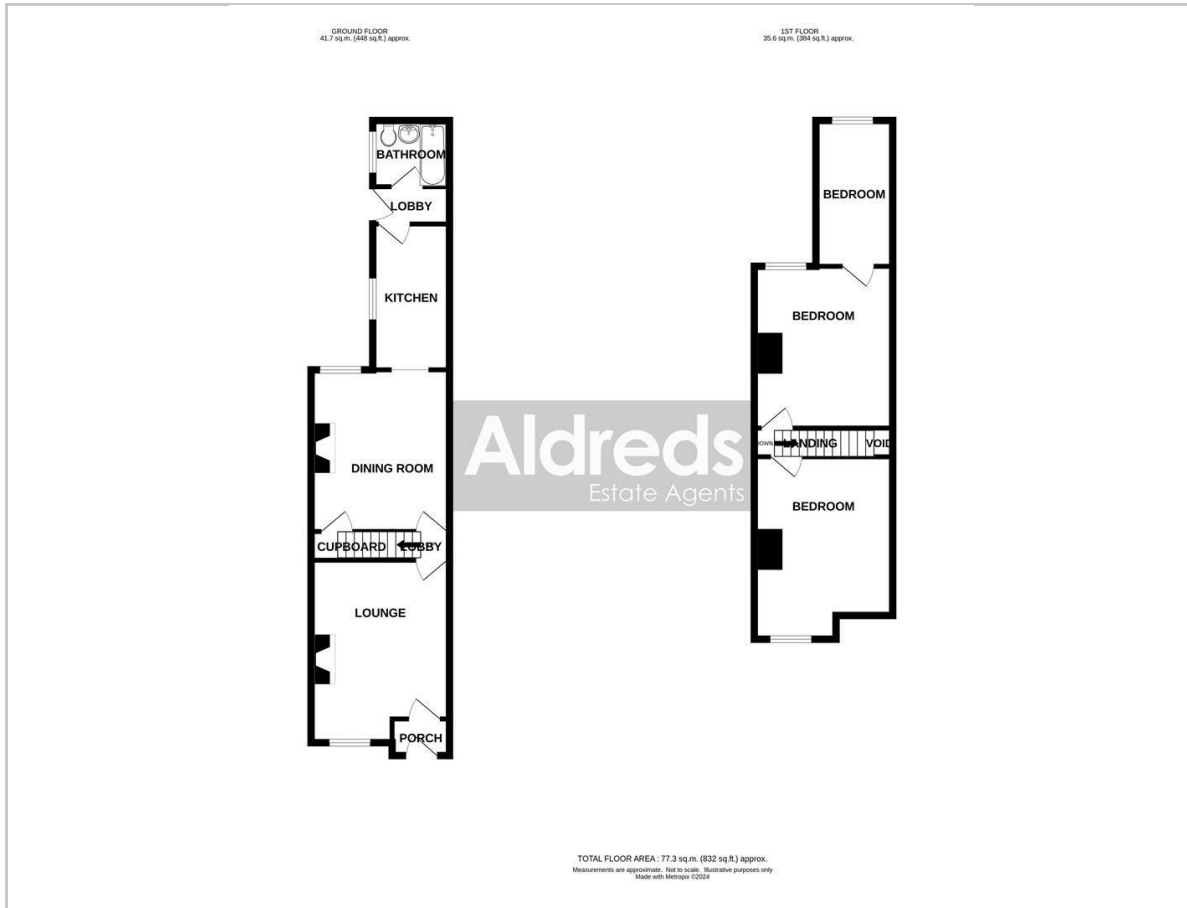
### Directions

From our Gorleston office head south along the High Street, continue over the traffic lights in to Lowestoft Road, turn left in to Englands Lane, turn right in to Bells Road, turn left in to Springfield Road.

Ref G17991/01/24



## 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

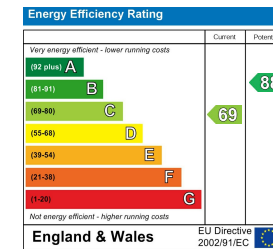
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## Area Map



## Energy Efficiency Graph



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