

Aldreds
Estate Agents



16 Spencer Avenue

Gorleston, Great Yarmouth, NR31 7BH

£250,000



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Well positioned with a lovely garden we are pleased to offer this spacious two double bedroom (formerly three bedroom) semi detached bungalow. The property is conveniently located near Gorleston Recreation Ground and a short stroll to Gorleston High Street. Accommodation includes entrance lobby/conservatory, entrance hall, lounge, dining room, kitchen, two bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Gardens to front & rear. Driveway leading to a garage. Offered with no upward chain.

Entrance Lobby/Conservatory

10'2" x 4'3" (3.12 x 1.32)

Door to front.

Entrance Hall

Lounge

12'0" x 12'0" (3.66 x 3.66)

Double glazed window to front aspect, radiator.

Dining Room

8'10" x 7'6" (2.7 x 2.3)

Double glazed window to side aspect, radiator.

Kitchen

11'10" x 8'9" (3.62 x 2.68)

Base & wall units with worktops, stainless steel sink with drainer, double glazed window to rear aspect, double glazed window to rear aspect, plumbing for washing machine, electric hob.

Bedroom 1

11'10" x 10'10" (3.62 x 3.32)

Double glazed window to rear aspect, radiator.

Bedroom 2

11'0" x 10'11" (3.36 x 3.34)

Double glazed window looking in to conservatory, radiator.





Bathroom

Part tiled walls, panel bath, hand basin, low level WC, two opaque double glazed window to side aspect.

Outside

To the front of the property there is a driveway leading to garage, the garage has an up & over door and power & light. To the rear there is a paved & shingle garden with bushes and shrubs, three timber sheds (one with power & light, timber summer house with power & light).

Tenure

Freehold

Council Tax

Band B

Services

Mains water, electricity, gas, drainage.

EPC

TBC

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.

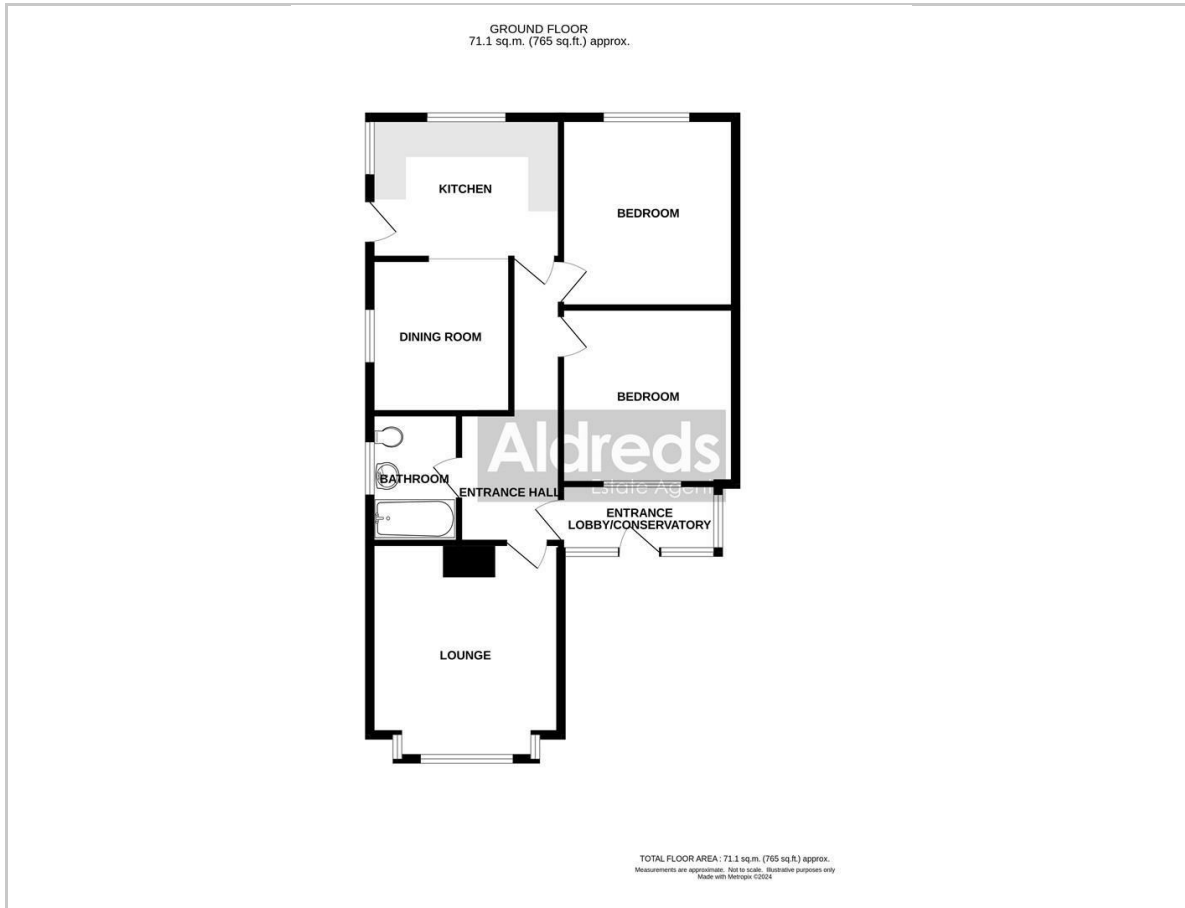
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right in to Church Lane, continue over the roundabout turning right in to Spencer Avenue.

Ref G17993/02/24



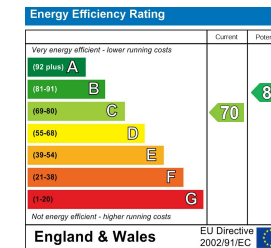
Floor Plan



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

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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