



Aldreds
Estate Agents

27 University Crescent

Gorleston, Great Yarmouth, NR31 7QL

Offers In Excess Of £220,000



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A very spacious extended ex local authority three bedroom semi detached house sitting in this convenient location. On the ground floor there is an entrance porch, lounge, study, dining room, sitting room, lobby, kitchen and utility room/cloakroom. On the first floor there is a landing with three bedrooms and a bathroom leading separately off. Gas central heating and sealed unit double glazing. Driveway to front and garden to rear. Carpets as fitted are included in the asking price. The property is offered with no onward chain.

Entrance Porch

Door to front.

Lounge

25'0" x 10'0" (7.64 x 3.05)

Stairs rising to landing, double glazed window to front aspect, understairs cupboard.

Study

8'1" x 8'0" (2.47 x 2.45)

Door to rear.

Dining Room

16'4" x 8'3" (5 x 2.52)

Double glazed window to rear aspect, radiator.

Sitting Room

12'2" x 10'3" (3.72 x 3.14)

Double glazed French doors to garden, radiator.

Lobby

Double glazed patio door to side.

Utility Room/Cloakroom

7'8" x 6'8" (2.36 x 2.04)

Plumbing for washing machine, low level WC, hand basin.

Kitchen

10'3" x 9'11" (3.13 x 3.03)

Base and wall mounted storage units with worktops, double glazed window to rear aspect, double glazed window to side aspect, gas hob, electric oven, sink with drainer, part tiled walls.

Landing

Bedroom 1

14'7" x 8'4" (4.45 x 2.56)

Double glazed window to rear aspect, radiator.





Bedroom 2

14'6" x 8'3" (4.42 x 2.54)

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom 3

9'10" x 6'8" (3 x 2.05)

Double glazed window to front aspect, radiator.

Bathroom

9'11" x 5'6" (3.03 x 1.7)

'P' shape bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, double glazed window to rear aspect, heated towel rail.

Outside

To the front of the property there is a driveway. To the rear of the property there is a lawned garden with decked patio area. Bushes shrubs and plants.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

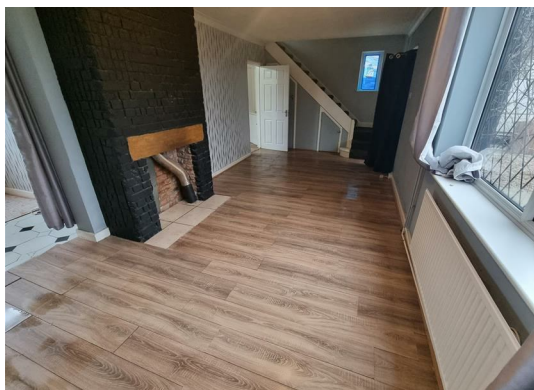
Location

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.

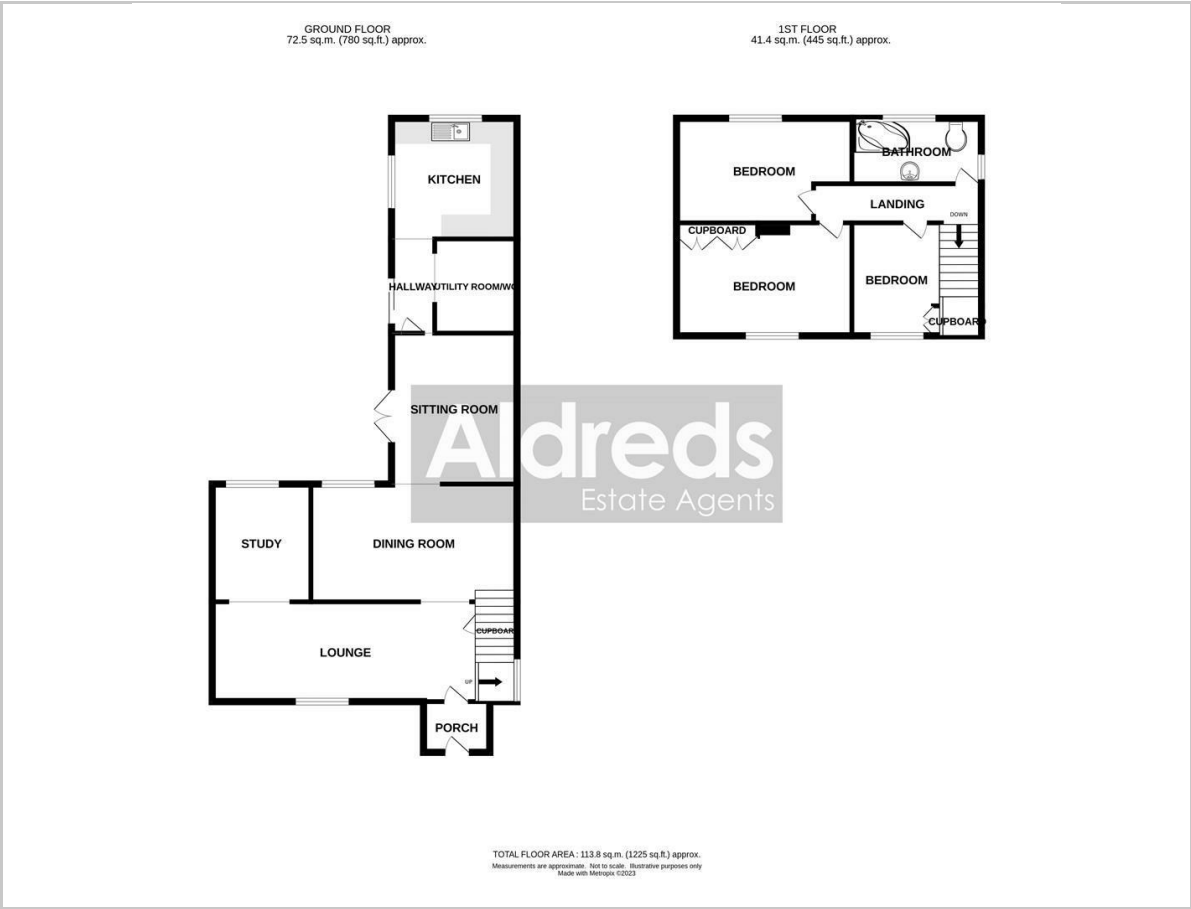
Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, turn left at the next set of traffic lights into Magdalen Way, turn left into University Crescent where the property can be found on the left hand side.

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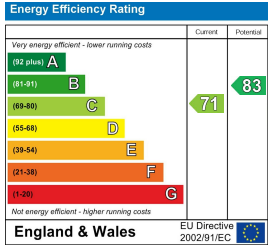
Floor Plan



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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