

Aldreds
Estate Agents



21 Western Road

Gorleston, Great Yarmouth, NR31 7QG

Offers In Excess Of £189,995



21 Western Road

Gorleston, Great Yarmouth,

VENDOR HAS FOUND Fantastic presentation with this extended two bedroom semi detached bungalow. Internally the property has an entrance porch, lounge, kitchen, conservatory, shower room, inner hallway and two bedrooms. Gas central heating and sealed unit double glazing. Driveway to front and a garden to rear backing on to allotments. The property benefits from solar panels.

Entrance Porch

Door to front.

Lounge

12'5" x 10'6" (3.8 x 3.22)

Two radiators, open plan to kitchen.

Kitchen

12'4" x 8'2" (3.78 x 2.5)

Base & wall units with worktops, stainless steel sink with drainer, part tiled walls, electric hob, electric oven, plumbing for washing machine, island unit, wall mounted gas boiler, radiator.

Conservatory

11'11" x 7'2" (3.64 x 2.2)

Brick based with sealed unit double glazing, double glazed French doors to garden, radiator.

Shower Room

10'5" x 3'11" (3.2 x 1.2)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail, part wood panelled walls.

Inner Hallway

Bedroom 1

12'5" x 9'11" plus bay (3.8 x 3.04 plus bay)

Bay double glazed window to front aspect, radiator.





Bedroom 2

9'4" x 9'4" (2.87 x 2.87)

Double glazed window to side aspect, radiator.

Outside

To the front there is a driveway for two cars. To the rear there is a paved and crushed slate garden, shed.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

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 into Church Lane, at the roundabout turn left into Middleton Road, turn right into Western Road.

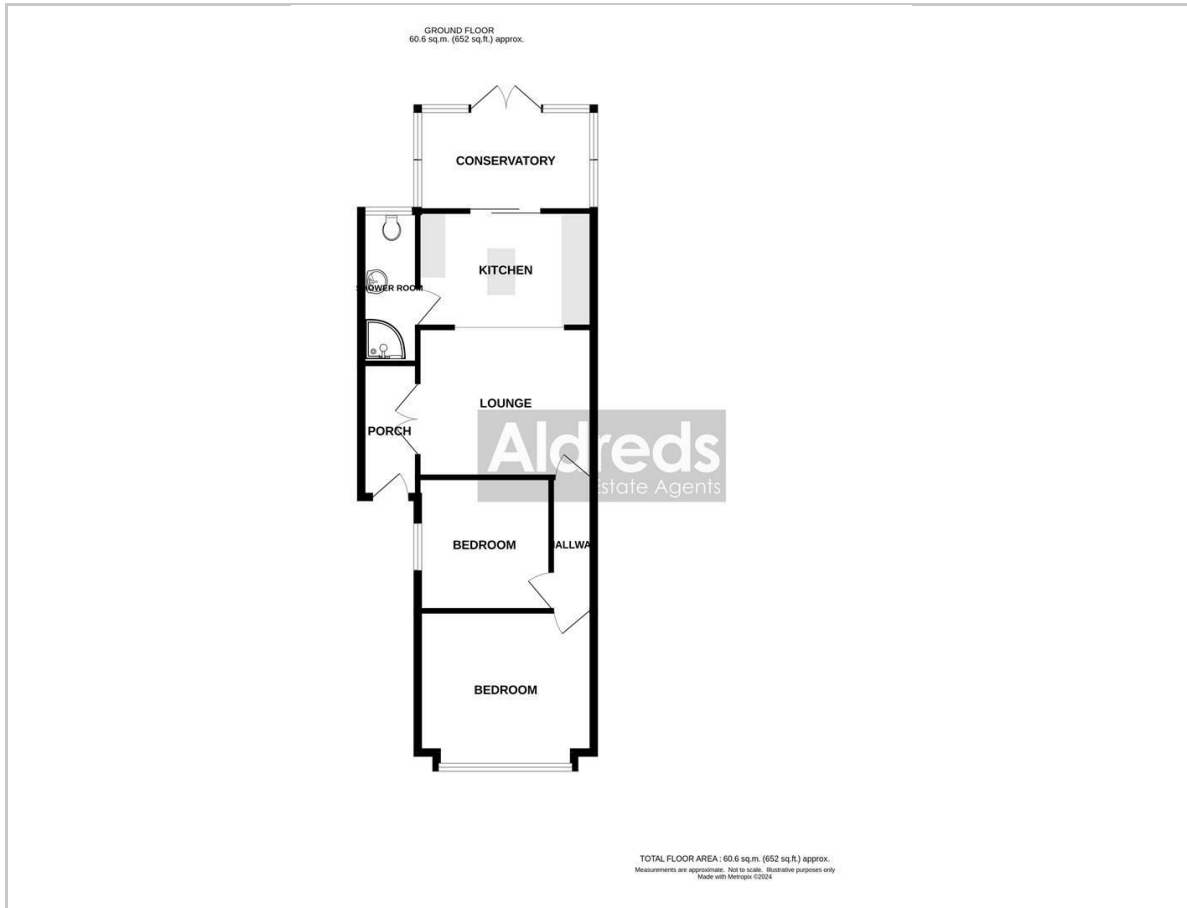
EPC

C Rating - 73

Ref G17997/02/24



Floor Plan



Viewing

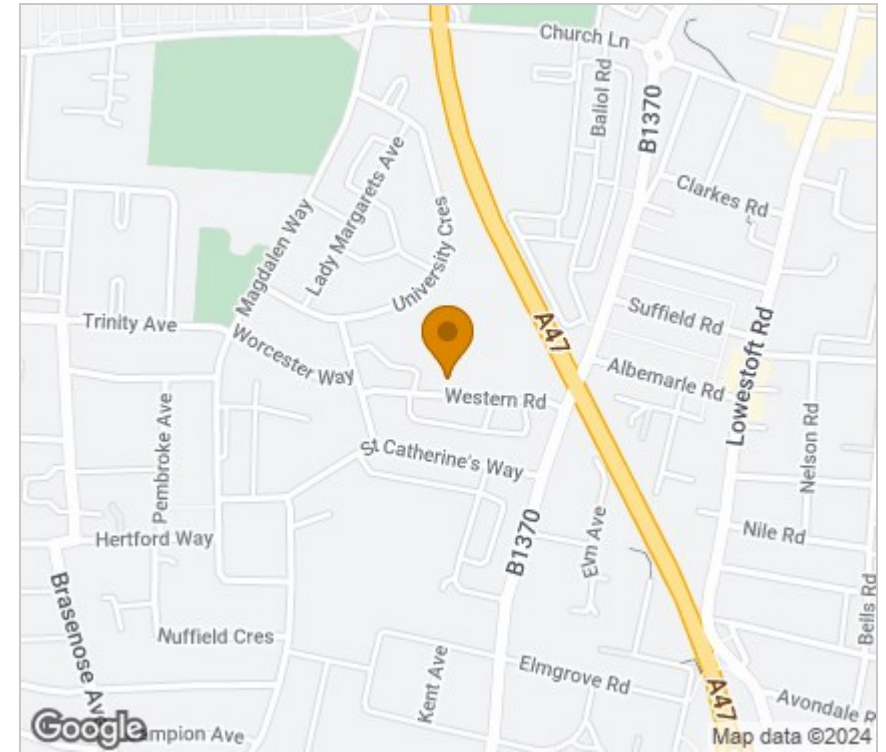
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

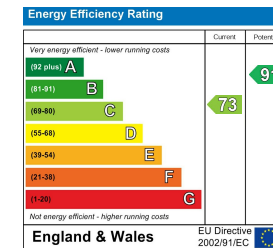
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Area Map



Energy Efficiency Graph



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