

Aldreds
Estate Agents



48 Brasenose Avenue

Gorleston, Great Yarmouth, NR31 7EL

Offers In Excess Of £225,000



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An impressive 3 bedroom mid terraced house, offered for sale in 'move in' condition with a low maintenance enclosed rear garden and driveway parking.

Entrance Hall

Composite entrance door with two double glazed panels. Laminate floor. Chrome designer radiator. Stairs to first floor landing. UPVC double glazed window to side.

Lounge

17'6" x 10'3" (5.33m x 3.12m)

Laminate floor. Chrome designer radiator. Radiator. Television point. UPVC double glazed windows to front and rear aspects.

Dining Area

12'2" x 9'2" + 11'4" x 5'11" (3.71m x 2.79m + 3.45m x 1.80m)

Worktops with a range of cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Matching wall cupboards with concealed lighting below and tall storage cupboard. Built-in fan assisted oven. Four ring electric hob. Utility space below worktop with plumbing for washing machine. Space for fridge. Low door to a built-in under stairs storage cupboard. Radiator and chrome designer radiator. Laminate floor in the dining area. UPVC double glazed window to front aspect. Double glazed windows either side of a double glazed door to conservatory.

Conservatory

9'7" x 8'3" (2.92m x 2.51m)

Two double power points. UPVC double glazed windows to side and rear aspects and a UPVC double glazed door to the rear garden. Polycarbonate roof.

Landing

Loft access hatch.

Bedroom 1

13'5" x 9'0" (4.09m x 2.74m)

Radiator. Built-in over stairs wardrobe/storage cupboard. Television point. UPVC double glazed window to front aspect.

Bedroom 2

10'5" x 8'3" (3.18m x 2.51m)

Radiator. UPVC double glazed window to rear aspect.

Bedroom 3

12'7" x 6'2" (3.84m x 1.88m)

Radiator. UPVC double glazed window to front aspect.





Shower Room

8'10" x 5'0" (2.69m x 1.52m)

Fully tiled walls and a corner shower cubicle with a thermostatic mixer shower. Fitted unit with cupboards and drawers, integral sink and WC with concealed cistern. Tiled floor. Chrome towel radiator. Extractor. UPVC double glazed window to rear. Door to a small room with bidet, tiled floor and a wall mounted gas fired combination boiler.

Outside

The rear garden is enclosed by fencing and paved for low maintenance with a pretty landscaped area for plants. Rear gates to access the rear garden. Folding gates open to the parking area to the front of the house. Two double external electric plug sockets and a cold water tap to the rear of the property. Outside cold water tap to front of property.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band A

Energy Performance Certificate (EPC)

EPC rating: C (72), potential rating: B (87)

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.

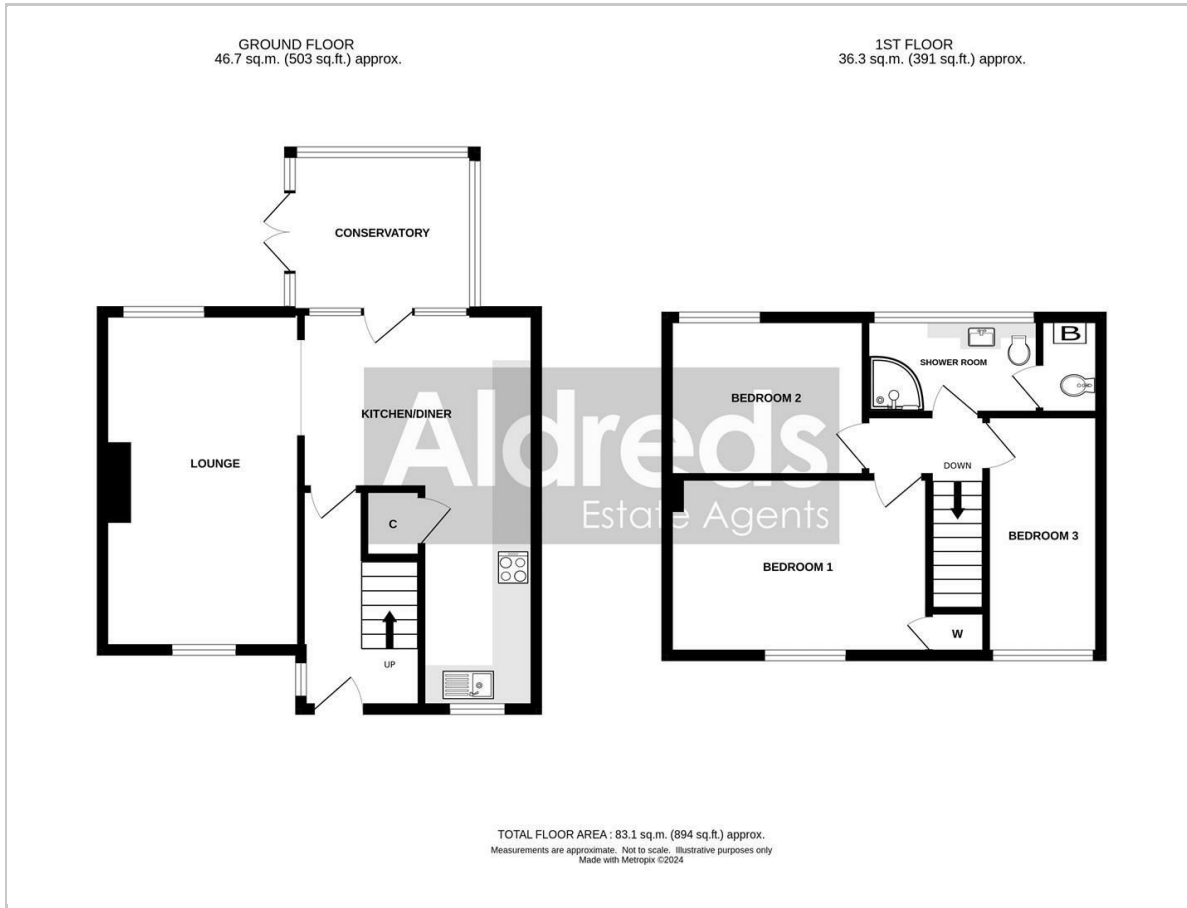
Directions

Head south on High Street and turn right at the traffic lights onto Church Lane. Proceed over the roundabout (2nd exit) and at the next traffic lights, turn left onto Magdalen Way. Continue past the shops and turn right onto Hertford Way. Turn left onto Brasenose Avenue. Continue past Girton Road on the right and turn right onto the narrow road where number 48 will be found on the right hand side

Ref: G18005/02/24



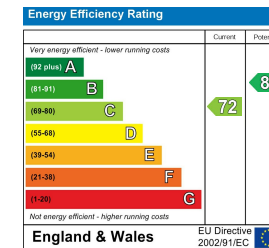
Floor Plan



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.

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