

Aldreds
Estate Agents



10 Spencer Avenue

Gorleston, Great Yarmouth, NR31 7BH

Guide Price £240,000



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An immaculately presented and extended 2 bedroom semi-detached bungalow with a long driveway and a garage. The property benefits from gas central heating, UPVC double glazed windows, stylish flooring and plantation shutter blinds.

Entrance Hall

5'0" x 2'11" (1.52m x 0.89m)

Composite entrance door with double glazed panels. Tiled floor.

Kitchen/Diner

14'5" max x 9'10" + 8'6" x 6'0" (4.39m max x 3.00m + 2.59m x 1.83m)

Worktops with cupboards and drawers below matching wall cupboards. Single drainer sink with mixer tap. Tiled splashbacks. Built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Integrated fridge and freezer. Tiled floor. Radiator. Television point. UPVC double glazed window to side aspect. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the rear garden.

Lounge

12'5" x 11'5" (3.78m x 3.48m)

Wood effect floor. Radiator. Telephone point. Bio ethanol real flame fire with timber mantelpiece above. UPVC double glazed window with plantation shutter blinds to side aspect.

Inner Hallway

11'0" x 2'8" (3.35m x 0.81m)

Wood effect flooring. Loft access hatch with a fold down timber loft ladder.

Bedroom 1

12'7" into bay x 12'5" (3.84m into bay x 3.78m)

Radiator. Bay with UPVC double glazed windows with plantation shutter blinds to front aspect.

Bedroom 2

11'0" x 9'3" (3.35m x 2.82m)

Radiator. UPVC double glazed windows with plantation shutter blinds to side aspect.





Bathroom

5'10" x 5'0" (1.78m x 1.52m)

Fully tiled walls and a white suite comprising panelled bath with an Aqualisa mixer shower above. Wash basin with cupboard below. WC with concealed system. Tiled floor. Radiator. Extractor. Loft access hatch. Inset ceiling spotlights. UPVC double glazed window to rear.

Outside

A long driveway leads through gates to the side of the property to a detached single garage with up-and-over door, door to side. The rear garden is enclosed with artificial lawn, paved patio area and a raised decked patio by the rear boundary.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Energy Performance Certificate (EPC)

EPC rating: C (72), potential rating: B (89)

Council Tax

Great Yarmouth Borough Council - 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.

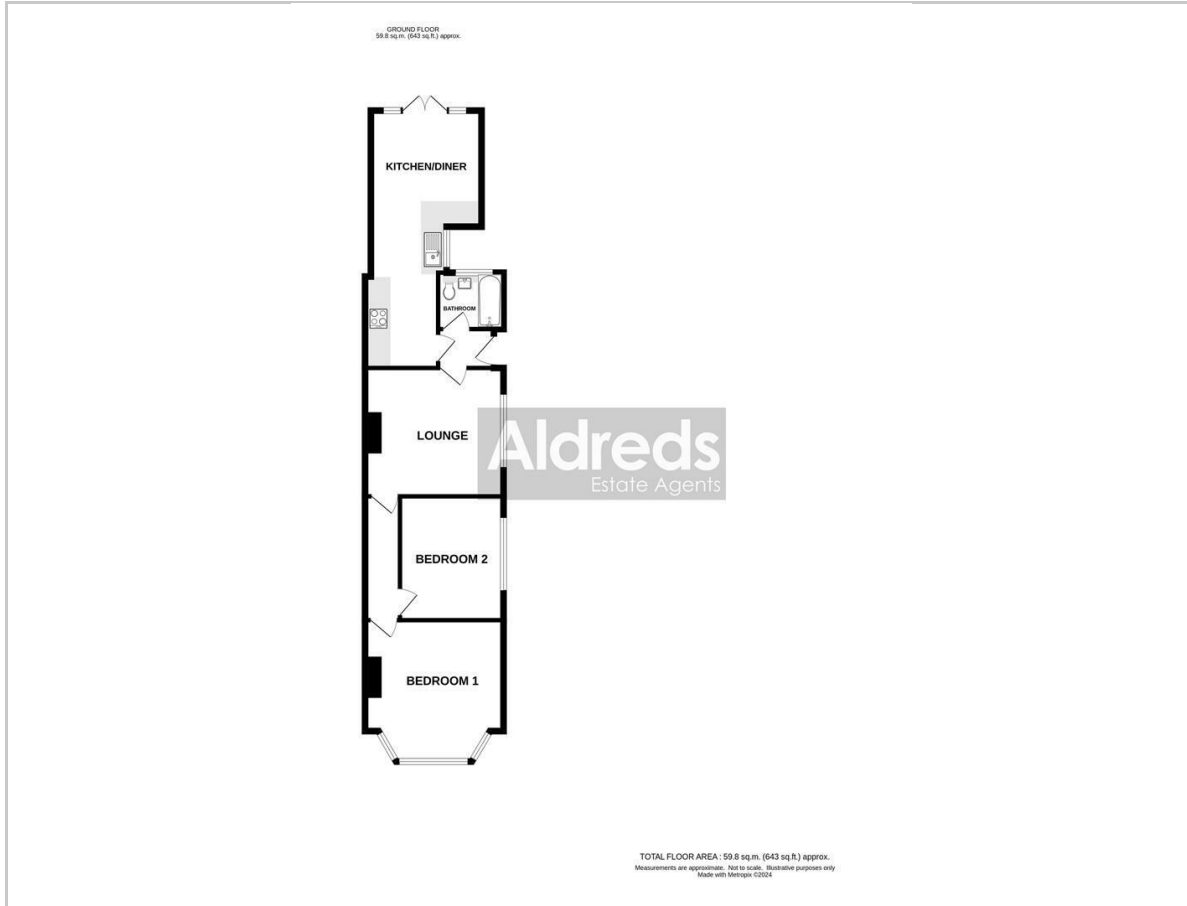
Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right in to Church Lane. Continue over the roundabout and Spencer Avenue is on the right hand side.

Ref: G18008/02/24



Floor Plan



Viewing

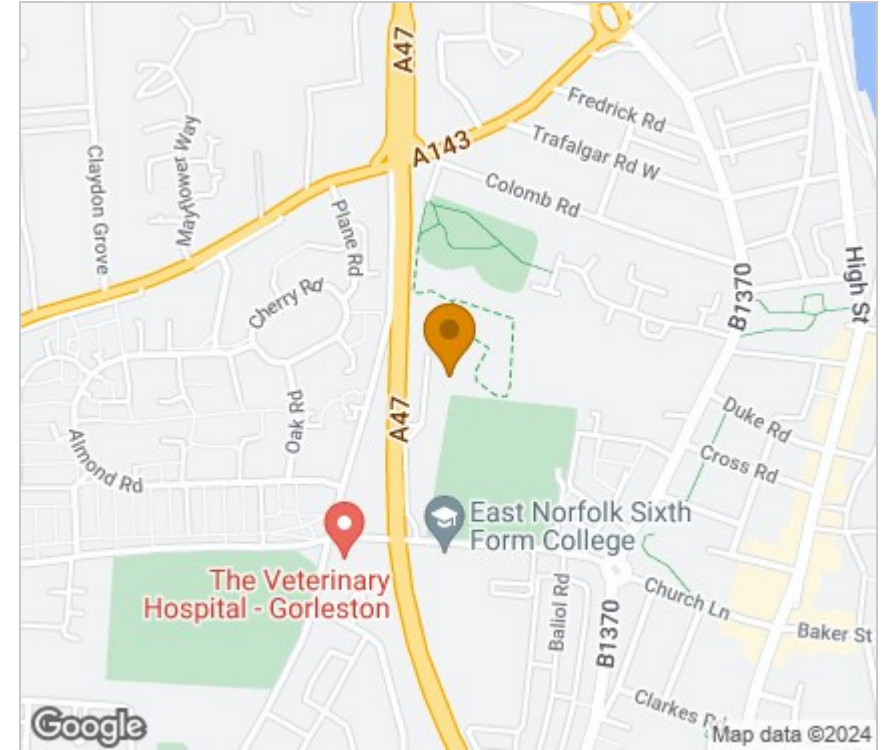
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

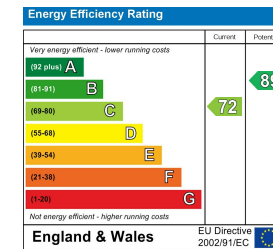
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Area Map



Energy Efficiency Graph



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