

**Aldreds**  
Estate Agents



116 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8AD

£145,000



## 116 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8AD

A 2 bedroom mid terraced house with a bisected south/south-west facing rear garden.

### Lounge

11'6" x 10'10" (3.51m x 3.30m)

UPVC entrance door with double glazed panels. Wood effect laminate floor. Radiator. Coved and textured ceiling. Window to front aspect.

### Lobby

Stairs to first floor landing.

### Dining Room

11'6" x 9'3" (3.51m x 2.82m)

Radiator. Telephone point. Built-in under stairs storage cupboard. Coved and ceiling. Window to rear aspect.

### Kitchen

13'2" x 5'11" (4.01m x 1.80m)

Worktops with cupboards and drawers below and a stainless steel single drainer sink. Tiled splashback. Matching wall cupboards. Electric cooker point. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Windows to side and rear aspect. UPVC door with double glazed panel to the rear yard area.

### Landing

Coved and texted ceiling with loft access hatch.

### Bedroom 1

11'6" x 10'10" (3.51m x 3.30m)

Radiator. Built-in over stairs wardrobe/storage cupboard with a wall mounted gas fired combination boiler. Coved and ceiling. Window to front aspect.

### Bedroom 2

11'5" x 9'3" (3.48m x 2.82m)

Radiator. Coved and textured ceiling. Window to rear aspect.





### Bathroom

8'2" x 5'10" (2.49m x 1.78m)

Matching suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Radiator. Window to rear aspect.

### Outside

There is an enclosed rear yard area and a bisected garden which is laid to lawn with paved steps leading up to a paved patio area. Timber garden shed.

### 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:

### 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.

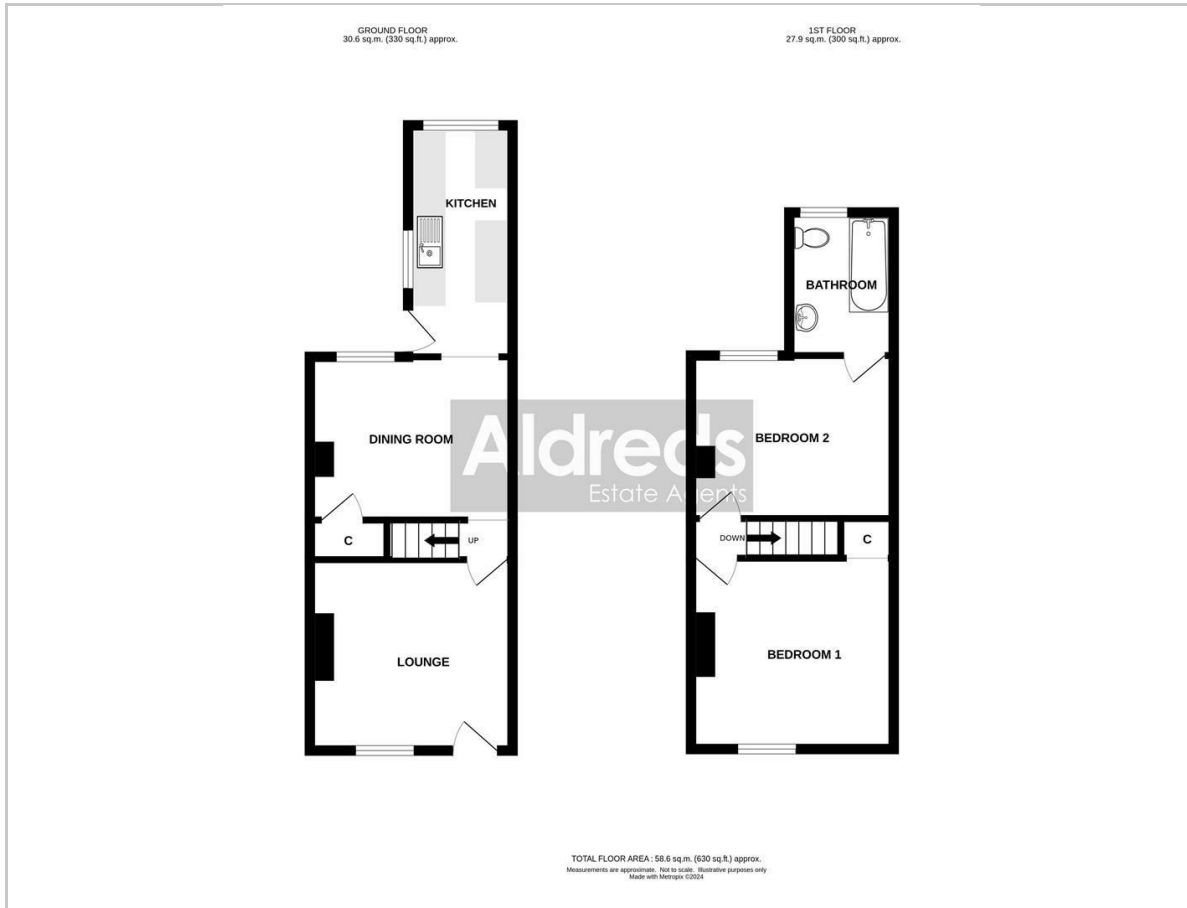
### Directions

From Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Turn left onto Trafalgar Road West where the property will be found on the left hand side.

Ref: G18012/03/24



## Floor Plan



## Viewing

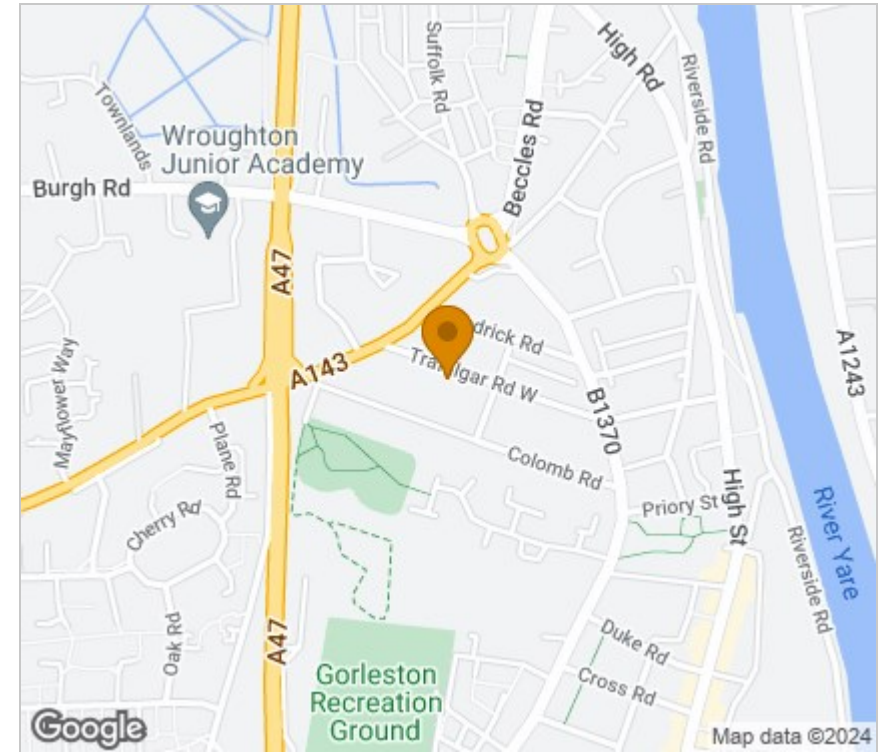
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

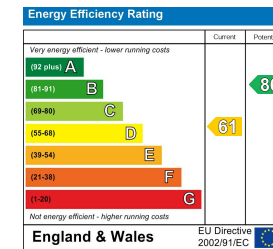
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## Area Map



## Energy Efficiency Graph



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