



95 Beccles Road

Bradwell, Great Yarmouth, NR31 8HA

Guide Price £220,000 - £230,000



3



1



1



C

## 95 Beccles Road

Bradwell, Great Yarmouth, NR31

\*\* GUIDE £220,000 - £230,000 \*\* This extended 3 bedroom semi-detached chalet is offered for sale with no onward chain. The property offers well presented accommodation with 2 first floor bedrooms and 1 downstairs, together with a ground floor shower room. The kitchen has been extended and includes a range cooker, an American style fridge/freezer and a dishwasher. The UPVC double glazed conservatory has a radiator and a double glazed roof. All blinds and curtains are included in the sale price.

### Entrance Lobby

4'7" x 2'8" (1.40m x 0.81m)

UPVC entrance door with double glazed panel. Laminate flooring.

### Lounge

16'8" x 12'5" (5.08m x 3.78m)

Two radiators. Telephone point. Built-in under stairs storage cupboard. Staircase to first floor landing. Smooth plaster ceiling. Coving.

### Kitchen/Diner

12'2" x 9'6" + 10'3" x 5'11" (3.71m x 2.90m + 3.12m x 1.80m)

Worktops with a range of cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and tall storage cupboards. Leisure Cuisine Master 100 dual fuel range cooker with extractor above. American style fridge/freezer. Utility space below worktop with plumbing for washing machine. Cupboard with a wall mounted gas fired combination boiler. Kick space heater. Laminate floor. Smooth plaster ceiling. Coving. UPVC double glazed window and doors through to conservatory.

### Conservatory

10'7" x 8'10" (3.23m x 2.69m)

Laminate floor. Radiator. Television points. Brick construction with UPVC double glazed windows, double glazed roof and doors leading out to the garden.

### Bedroom 1

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

Laminate floor. Radiator. Range of fitted wardrobes and matching drawers. Smooth plaster ceiling. Coving.

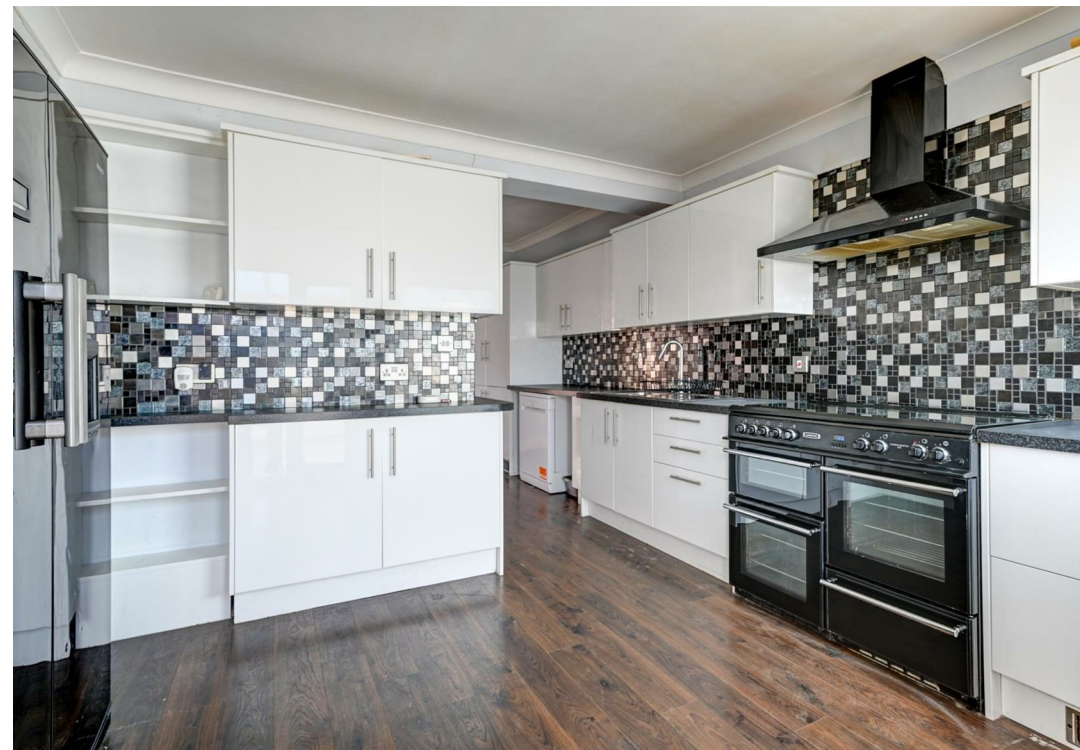
### Shower Room

6'1" x 5'11" (1.85m x 1.80m)

Tiled corner. shower cubicle with a mixer shower. WC with concealed cistern. Wash basin with cupboards below. Tiled floor. Chrome towel radiator. Extractor. Smooth plaster ceiling with loft access hatch. Coving.

### Landing

Coved and textured ceiling.





### Bedroom 2

12'6" x 8'10" plus recess (3.81m x 2.69m plus recess)

Laminate floor. Radiator. Coved and textured ceiling.

### Bedroom 3

9'5" x 9'5" max, 7'9" min (2.87m x 2.87m max, 2.36m min)

Radiator. Built-in over stairs storage cupboard. Coved and textured ceiling.

### Office/Store

7'5" x 6'1" (2.26m x 1.85m)

Radiator. Fitted desk with shelves below. Light and power. Low access doors to remaining loft space.

### Outside

The entire area to the front of the property has been shingled to provide parking. A paved pathway with shrub border to the side of the property leads to gate to the rear garden which is paved for low maintenance and enclosed by fencing. Timber and felt roof garden shed.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating: C (72), potential rating: B (85)

### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

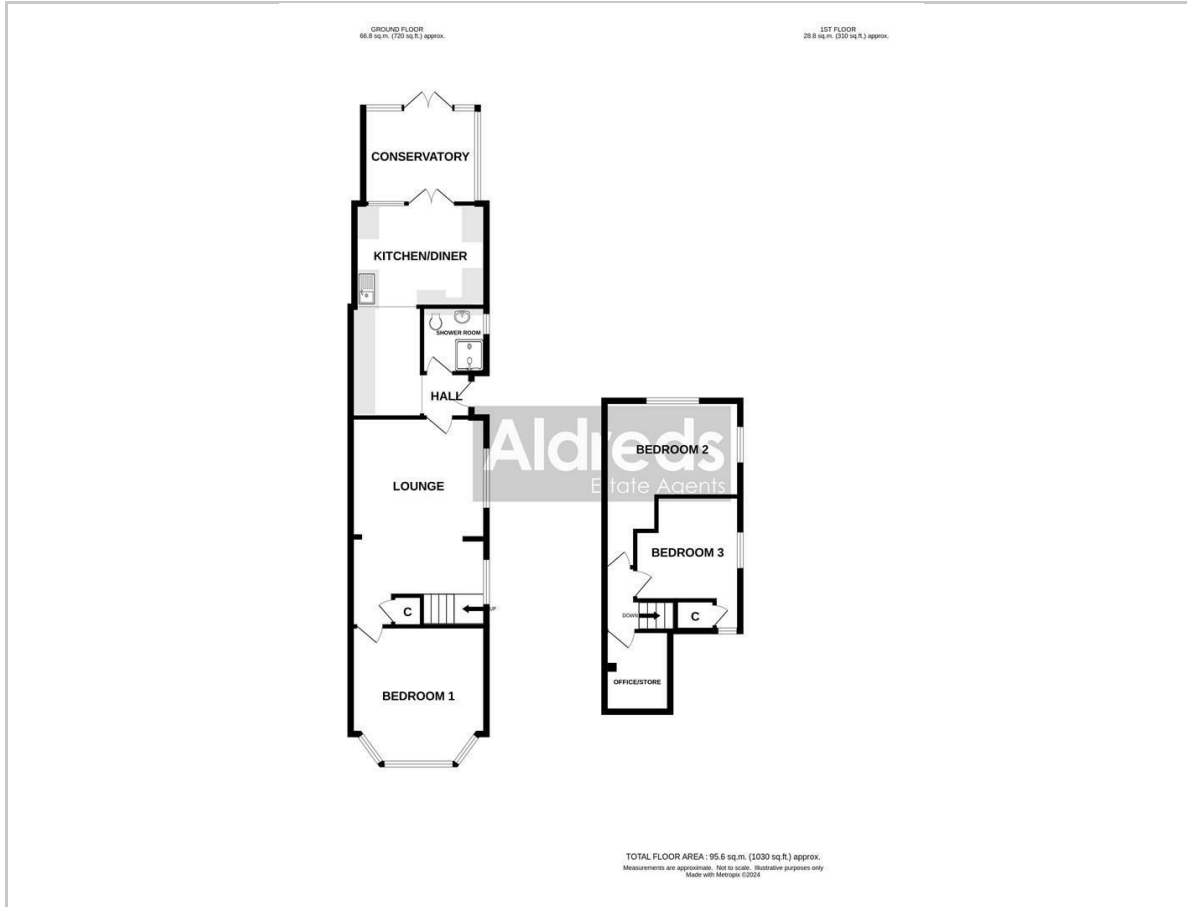
### Directions

From our Gorleston office head south along the High Street, turn right in to Church Lane, continue over the roundabout and traffic lights in to Crab Lane, at the T junction turn left in to Beccles Road. The property will be found on the left hand side.

Ref: G18014/03/24



## Floor Plan



## Viewing

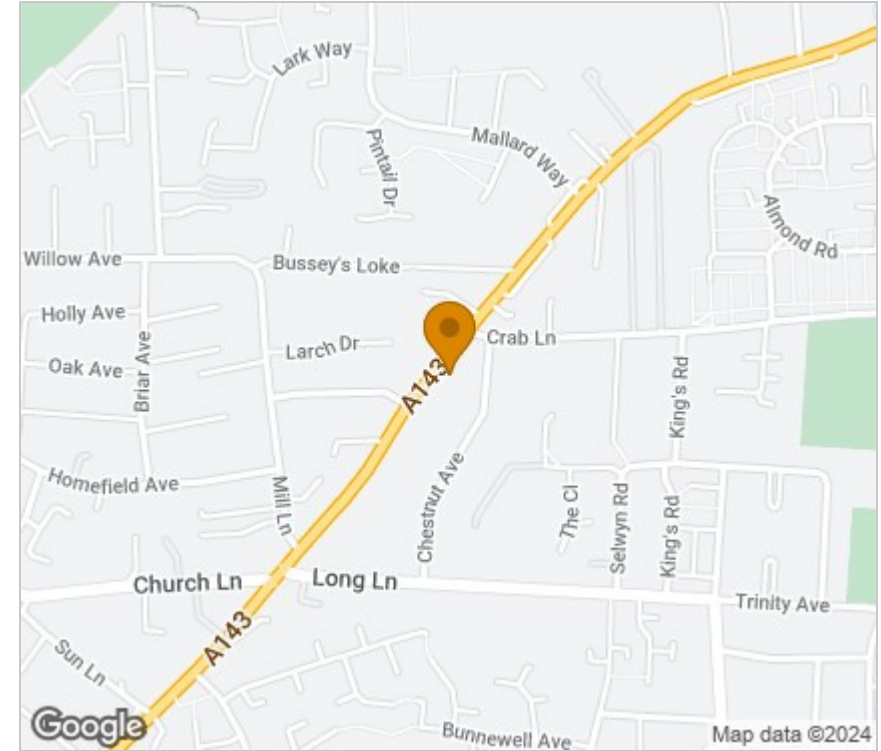
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

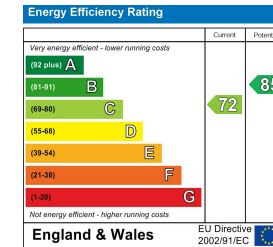
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA