

Aldreds
Estate Agents



35 St. Annes Crescent
Gorleston, Gorleston, NR31 7LF
Offers Over £200,000



35 St. Annes Crescent

Gorleston, Great Yarmouth,

With a driveway to front and a good sized rear garden we are delighted to offer this spacious ex local authority mid terrace house. On the ground floor there is an entrance hall, lounge, kitchen, rear lobby and utility room. The first floor has three bedrooms, bathroom and separate WC off landing. Gas central heating and sealed unit double glazing to the majority of windows. Offered with no upward chain.

Entrance Hall

Stairs rising to landing, door to front, understair cupboard, radiator.

Lounge

20'10" x 10'11" (6.37 x 3.34)

Double glazed window to front aspect, double glazed window to rear aspect, radiator.

Kitchen

13'1" x 11'1" (4 x 3.4)

Base & wall units with worktops, double glazed window to rear aspect, radiator, electric cooker point, stainless steel sink, part tiled walls.

Rear Lobby

Door to side, door to

Utility Room

8'6" x 7'10" (2.6 x 2.4)

Window to side aspect, plumbing for washing machine. power & light.

Landing

Double glazed window to front aspect, storage cupboard.

Bedroom 1

12'0" x 11'3" (3.67 x 3.45)

Two double glazed window to rear aspect, radiator.

Bedroom 2

11'4" x 9'10" (3.47 x 3.01)

Double glazed window to rear aspect, radiator.





Bedroom 3

10'11" x 6'6" (3.34 x 2)

Double glazed window to front aspect, radiator.

Bathroom

Part tiled walls, panel bath, hand basin, opaque double glazed window to rear aspect, heated towel rail.

WC

Low level WC, opaque double glazed window to front aspect.

Outside

Driveway to front & shingle garden. To the rear there is a paved and astroturf garden with bushes and shrubs, greenhouse, timber shed.

Tenure

Freehold.

Council Tax

Band B

Services

Mains water, electricity, gas, drainage.

EPC

Rating TBC

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.

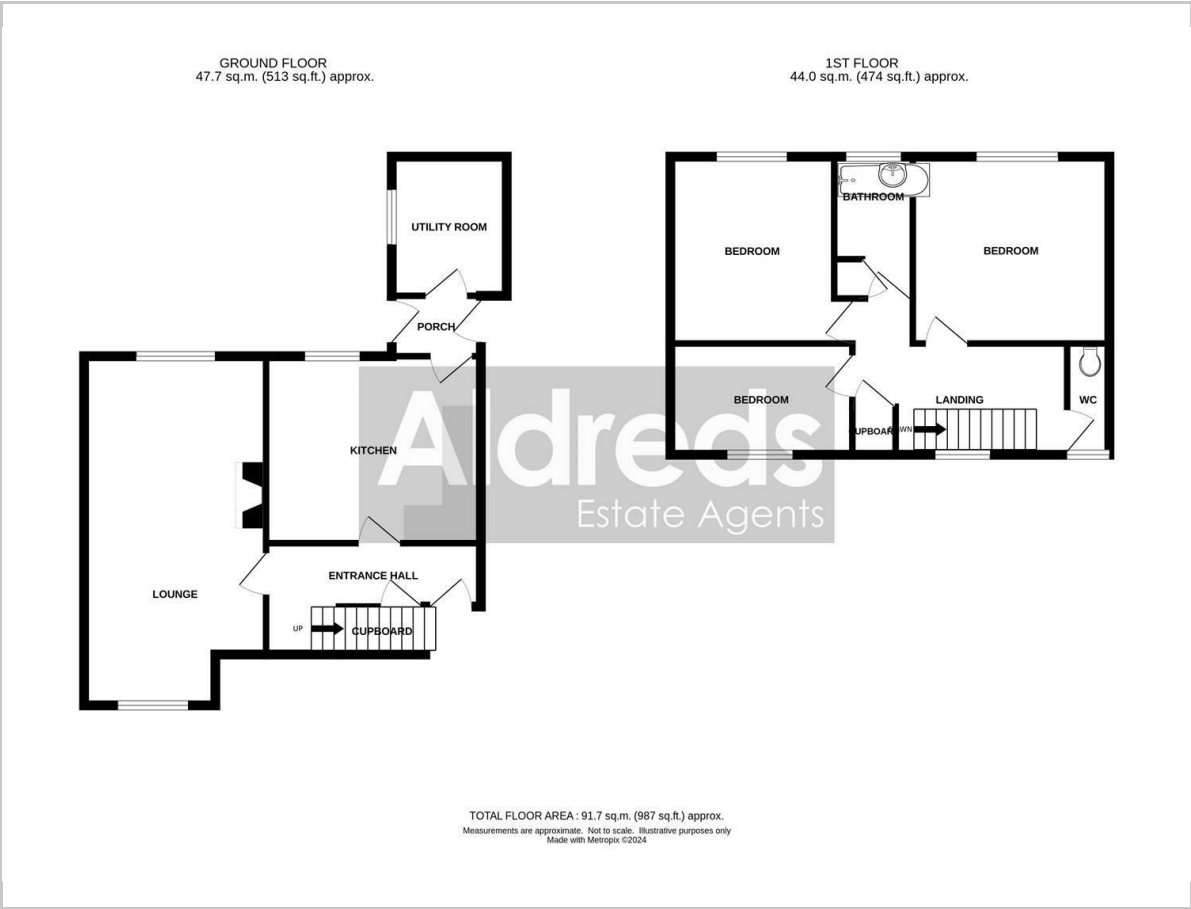
Directions

From the Gorleston office head south along the High Street, turn right in to Church Lane, continue over the roundabout turning left at the traffic lights in to Magdalen Way, turn right in to St Annes Crescent.

Ref G18015/03/24



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.

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Area Map



Energy Efficiency Graph

