

Aldreds
Estate Agents



26 Recreation Road

Gorleston on Sea, Great Yarmouth, NR31 6LX

£130,000



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A mature two bedroom end terrace house sitting on the popular Recreation Road. On the ground floor there are two reception rooms, kitchen, lobby, bathroom and lean to. Two first floor bedrooms. Gas central heating. Front and rear gardens. The property is offered with no upward chain.

Entrance Porch

Door to front.

Entrance Hall

Stairs rising to landing.

Lounge

12'4" x 11'0" (3.76 x 3.35)

Traditional style fireplace with inset tiles and tiled hearth, double glazed window to front aspect, radiator.

Dining Room

14'0" x 8'11" (4.27 x 2.72)

Understairs cupboard, radiator.

Kitchen

6'11" x 6'8" (2.11 x 2.03)

Base and wall mounted storage units with roll top work surfaces over, stainless steel sink and drainer, part tiled walls.

Lobby

Wall mounted gas boiler.

Bathroom

6'7" x 5'10" (2.01 x 1.78)

Panel bath, pedestal hand wash basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, radiator.

Lean To

12'4" x 6'2" (3.76 x 1.88)

Plumbing for washing machine, door to rear.





Landing

Bedroom 1

12'6" x 11'0" (3.81 x 3.35)

Two double glazed windows to front aspect, radiator.

Bedroom 2

14'0" x 9'0" (4.27 x 2.74)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a paved garden.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

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 into Church Lane, at the roundabout turn right into Church Road, turn left into Recreation Road where the property can be found on the right hand side.

EPC Rating - D (62)

Ref: G18020/03/24



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

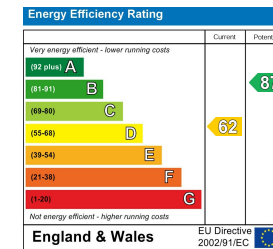
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Area Map



Energy Efficiency Graph



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