



47 Leman Road

Gorleston, Great Yarmouth, NR31 6DE

Offers In Excess Of £100,000



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CALLING INVESTORS AND LANDLORDS! A well presented two bedroom second floor flat offered with a tenant in situ on an assured shorthold tenancy at a rent of £730pcm. The property has an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Communal gardens and parking.

Entrance Hall

Radiator, walk in cupboard with wall mounted gas boiler, storage cupboard.

Lounge

13'10" x 11'2" (4.22 x 3.41)

Double glazed window to front aspect, radiator.

Kitchen

10'10" x 9'8" (3.32 x 2.97)

Base units with worktops, double glazed window to front aspect, electric cooker point, plumbing for washing machine, sink, part tiled walls.

Bedroom 1

11'3" x 9'8" (3.43 x 2.97)

Double glazed window to rear aspect, radiator.

Bedroom 2

9'8" x 6'7" (2.96 x 2.02)

Double glazed window to rear aspect, radiator.

Bathroom

Panel bath, hand basin, low level WC, opaque double window to side aspect, radiator.

Outside

Communal Gardens. Communal Parking.





Tenure

Leasehold. Offered with the remainder of a 125 year lease from 2019. The vendor informs us the service charge for 24/25 is approx. £1600 variable and includes ground rent and buildings insurance.

Council Tax

Band A.

Services

Mains water, electricity, drainage, gas.

EPC

C Rating - 71

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.

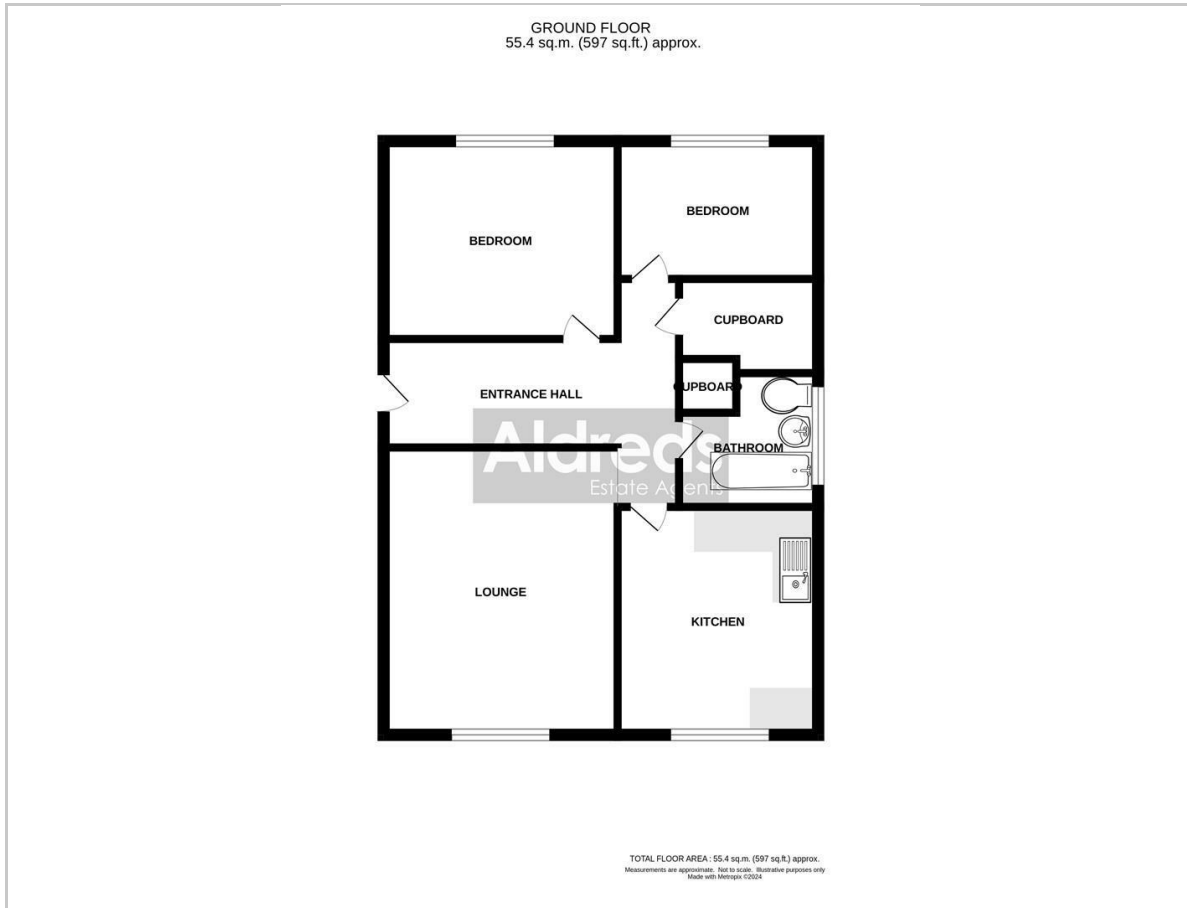
Directions

From the Gorleston office head south along the High Street, turn right in to Church Lane, at the roundabout turn left in to Middleton Road, at the roundabout turn right in to Lowestoft Road, at the traffic lights turn left in to Bridge Road, turn left in to Lemn Road where the property can be found towards the end on the left.

Ref G18021/03/24



Floor Plan



Viewing

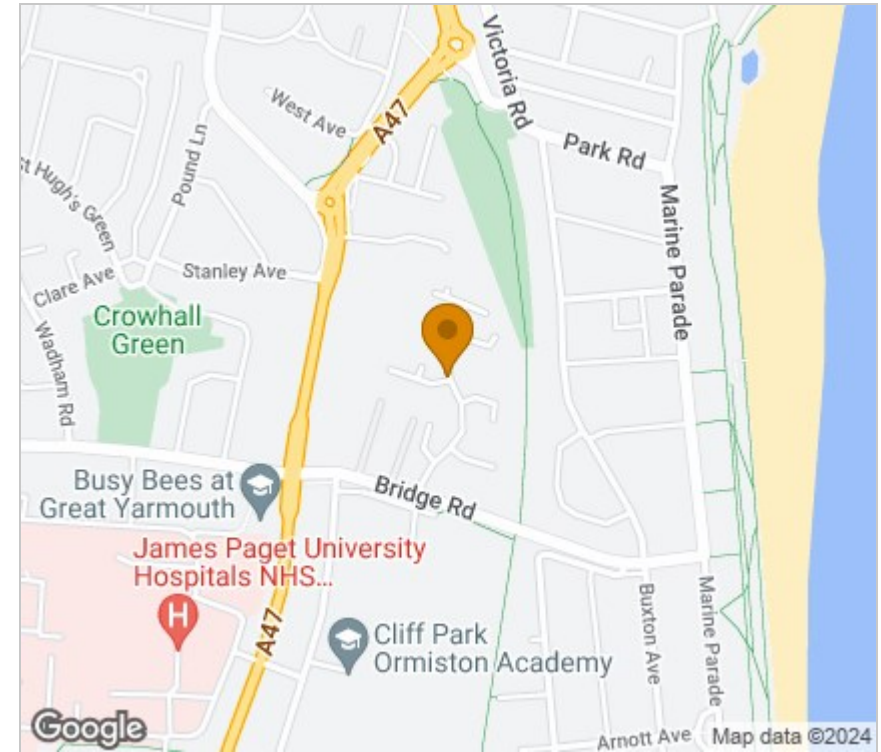
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

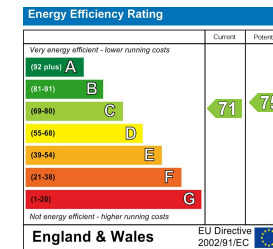
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Area Map



Energy Efficiency Graph



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