

Aldreds
Estate Agents



9 Blackbird Close

Bradwell, Great Yarmouth, NR31 8RT

Offers In Excess Of £230,000



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A well presented two bedroom semi detached bungalow with conservatory and extended garage. The property also has an entrance hall, lounge, kitchen, two bedrooms and a shower room. Gas central heating & sealed unit double glazing. Gardens to front & rear and a driveway. The property is offered with no upward chain.

Entrance Hall

Loft access, storage cupboard, door to side.

Lounge

17'3" x 10'2" (5.28 x 3.12)

Bay double glazed window to front aspect, radiator.

Kitchen

9'2" x 8'10" (2.8 x 2.7)

Base & wall units with worktops, double glazed window to front aspect, double glazed window to side aspect, cupboard, plumbing for washing machine, gas hob, electric oven, part tiled walls, sink.

Bedroom 1

13'6" x 10'3" (4.14 x 3.13)

Double glazed window to rear aspect, radiator.

Bedroom 2

10'5" x 9'3" (3.2 x 2.82)

Door to conservatory.

Conservatory

10'11" x 6'10" (3.34 x 2.1)

Brick based with sealed unit double glazing, radiator, door to side, double glazed French doors to rear.

Shower Room

6'9" x 5'8" (2.06 x 1.75)

Flat floor shower, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator.





Outside

To the front there is a lawned garden with shrubs, driveway to extended garage (7m x 2.72) with up & over door, power & light and a personal door to garden. To the rear there is a lawned garden with bushes & shrubs and a timber shed.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B.

EPC

C - 74 rating

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.

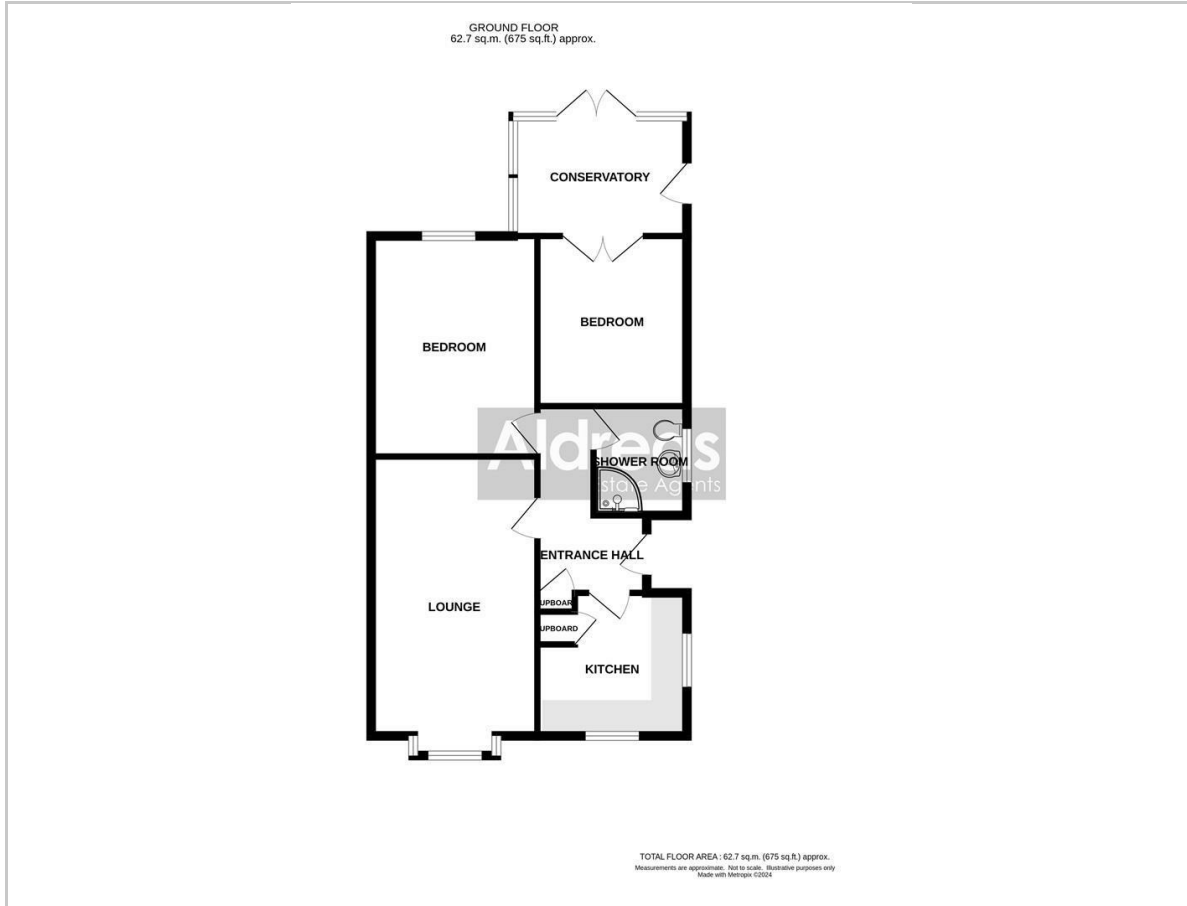
Directions

From the Gorleston office head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road, continue into Bradwell, continue over the mini roundabout, at the next roundabout turn left, follow the road round to the left into Mill Lane, turn left into Blackbird Close where the property can be found on the left

Ref G18029/03/24



Floor Plan



Viewing

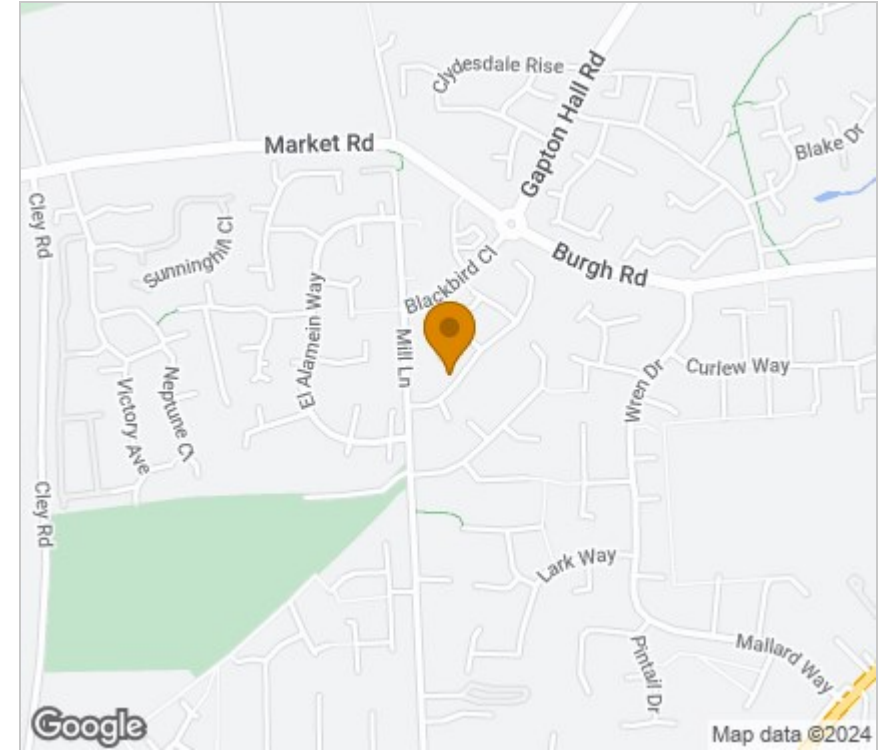
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

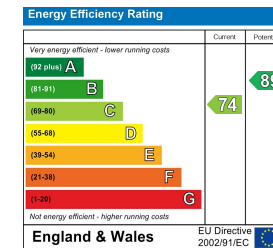
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Area Map



Energy Efficiency Graph



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