



Aldreds
Estate Agents



38 John Road

Gorleston, Great Yarmouth, NR31 6LF

Offers In Excess Of £190,000



With fantastic original and traditional style features we are delighted to offer this bay fronted, hall entrance two bedroom end terrace house sitting in this convenient location. The property has a large lounge/dining room, kitchen and conservatory. On the first floor both bedrooms and bathroom lead off landing. Gas central heating and sealed unit double glazing. Attractive approx. west facing garden.



Entrance Hall

Stairs to landing, door to front, radiator.

Lounge/Diner 26'2" x 11'2"ax 10'7" in (8 x 3.42max 3.25min)

Ornamental fireplace with inset tills, gas coal effect fire with inset tiles, bay double glazed window to front aspect, two radiators.

Kitchen 8'8" x 8'7" (2.65 x 2.63)

Base & wall units with worktops, electric hob, electric double oven, part tiled walls, sink with drainer, radiator, under stair cupboard, integrated fridge, integrated freezer.

Conservatory 8'10" x 4'7" (2.7 x 1.4)

Door to rear, radiator.

Landing

Pull down loft ladder leading to part boarded loft area with light, both bedrooms and bathroom leading off.

Bedroom 1 13'10" x 11'3" (4.24 x 3.45)

Traditional style fireplace, storage cupboard, double glazed window to front aspect, radiator.

Bedroom 2 12'2" x 8'10" (3.72 x 2.71)

Double glazed window to rear aspect, radiator.

Bathroom

Freestanding bath, hand basin, shower in cubicle, low level WC, opaque double glazed window to rear aspect, heated towel rail, inset ceiling lights.

Outside

To the front there is a forecourt. To the rear an approx. west facing rear garden laid to lawn with bushes & shrubs, utility room 2.94m x 1m housing the plumbing for washing machine.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

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

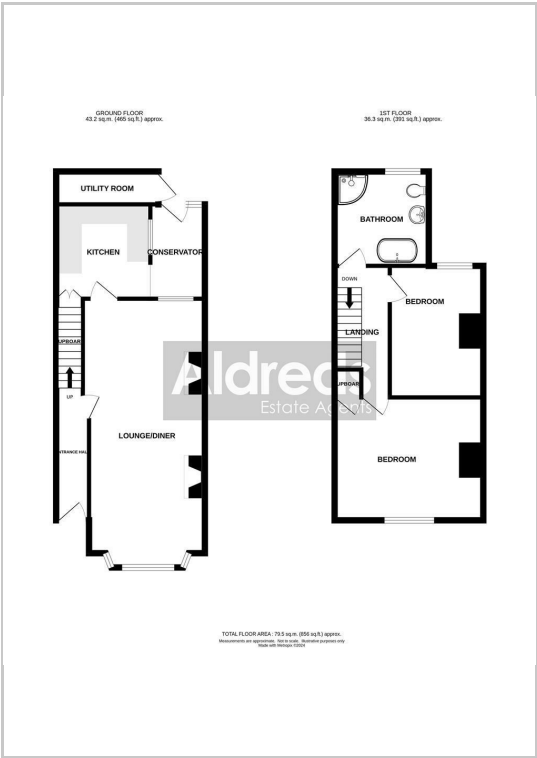
From the Gorleston office head south along the High Street, turn right in to Palmer Road, turn right in to John Road.

Ref G18023/03/24

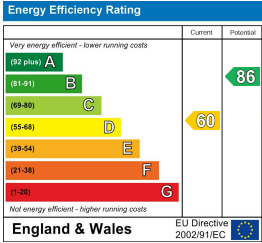
Area Map



Floor Plans



Energy Efficiency Graph



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