

Aldreds
Estate Agents



50 Colomb Road

Gorleston, Great Yarmouth, NR31 8BT

Guide Price £160,000



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A rare opportunity to purchase an end terraced house on a corner plot with a garage/workshop and additional garden. The property has gas central heating and UPVC double glazed windows and would benefit from updating.

Entrance Porch

4'5" x 3'0" (1.35m x 0.91m)

UPVC entrance porch with double glazed windows and door.

Lounge

14'2" x 10'3" (4.32m x 3.12m)

Radiator. Fitted corner unit with cupboards and fitted display shelves. Picture rail. UPVC double glazed window to front.

Inner Lobby

Stairs to first floor landing. UPVC double glazed window to side.

Dining Room

14'1" x 10'11" (4.29m x 3.33m)

Radiator. Wall mounted gas fire. Built-in under stairs storage cupboard. UPVC double glazed windows to side and rear.

Kitchen

9'10" x 7'5" (3.00m x 2.26m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink. Tiled splashbacks. Matching wall cupboards and tall storage cupboard. Built-in fan assisted oven and grill. Four ring stainless steel gas hob with an extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge. Tiled floor. Part tiled walls. Wall mounted gas fired combination boiler. UPVC double glazed window and door to side garden.

Bathroom

7'5" x 6'7" (2.26m x 2.01m)

White suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Radiator. UPVC double glazed window to rear.

Landing





Bedroom 1 14'1" x 10'3" (4.29m x 3.12m)

Radiator. Built-in over stairs storage cupboard. UPVC double glazed window to front aspect.

Bedroom 2 14'1" x 10'11" (4.29m x 3.33m)

Radiator. Built-in over stairs storage cupboard. Loft access hatch. UPVC double glazed window to rear aspect.

Bedroom 3 9'9" x 7'4" (2.97m x 2.24m)

Radiator. UPVC double glazed window to rear aspect.

Outside 2.82m x 2.57m

There is an enclosed garden to the side/rear of the property and a bisecting pathway between the property and the additional garden area with an L-shape garage/workshop measuring 5.16m x 3.23m (16'11" x 10'7") plus 2.82m x 2.57m (9'3" x 8'5") with light and power, window and door to side.



Tenure Freehold.

Services Mains water, gas, electricity and drainage.

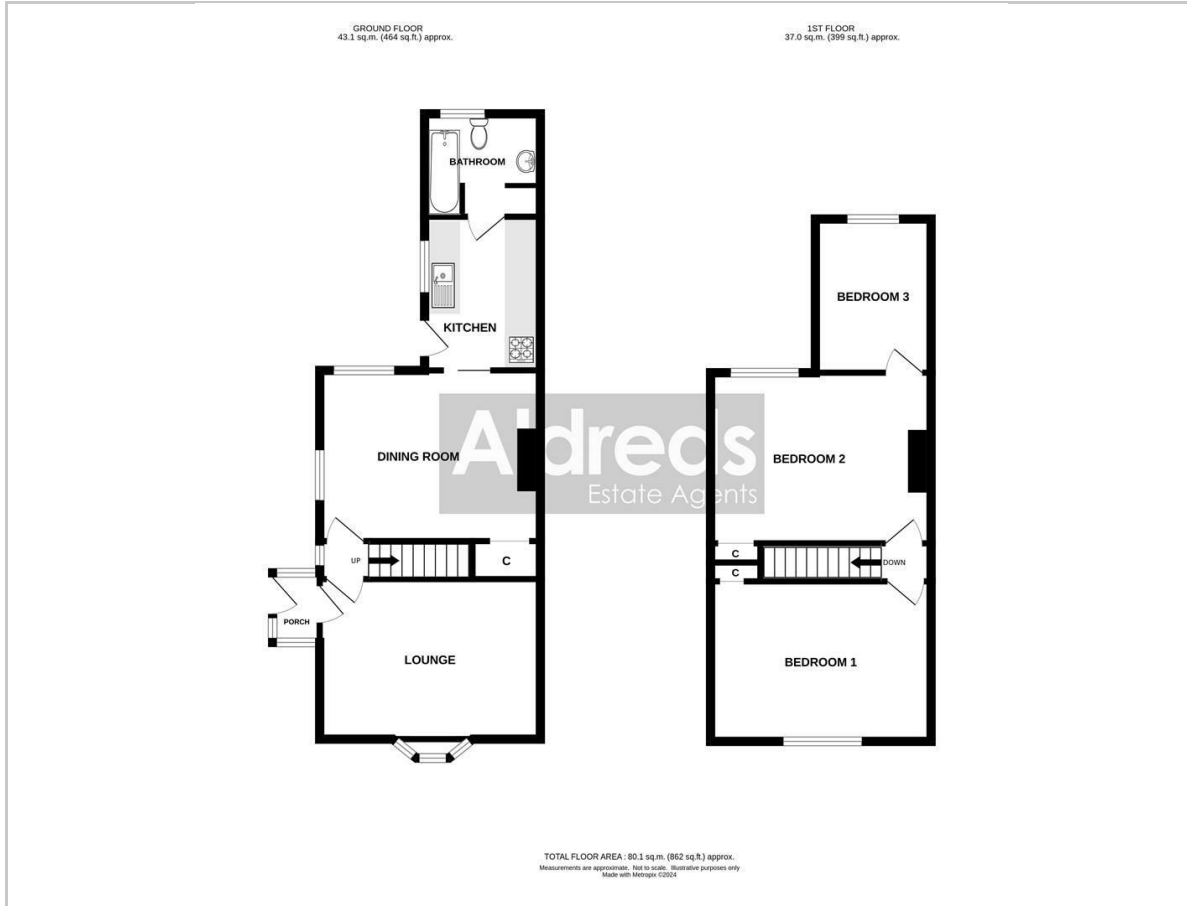
Council Tax Great Yarmouth Borough Council - Band B

Energy Performance Certificate (EPC) EPC rating:

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.

Ref: G18031/03/24

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

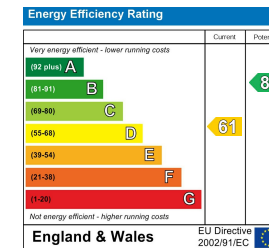
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Area Map



Energy Efficiency Graph



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