



**Aldreds**  
Estate Agents

23 Victoria Road

Gorleston, Great Yarmouth, NR31 6EL

Offers In Excess Of £400,000



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## 23 Victoria Road

Gorleston, Great Yarmouth, NR31 6EL

A rare opportunity to purchase this mature but handsome three storey detached house sitting on the corner of Park Road & Victoria Road. Sitting a short stroll from the iconic Marine Parade & the award winning Gorleston Beach. The property benefits from some original & traditional style features and an early internal inspection is essential. On the ground floor there is an entrance hall, two reception rooms, kitchen, two utility rooms and a store room. On the first floor there are three bedrooms, a bedroom/study, bathroom and a WC. There is a large bedroom on the second floor. Gas central heating. There are gardens to front, side & rear. Coming off Park Road there is a driveway to garage. To the rear there is an external conservatory, brick shed and WC. The property is offered with no upward chain.

### Entrance Hall

Entrance door to side, stairs rising to landing.

### Lounge

17'2" x 12'0" (5.25 x 3.68)

Window to front aspect, radiator, tiled fireplace.

### Dining Room

12'1" x 11'5" (3.7 x 3.5)

Bay window to front aspect, radiator, tiled fireplace.

### Kitchen

12'0" x 11'3" (3.68 x 3.43)

Base units with worktops, electric cooker point, part tiled walls, radiator, window to rear aspect.

### Utility Room 1

7'4" x 6'6" (2.25 x 2)

Sink, wall mounted gas boiler in storage cupboard, under stair cupboard, radiator, door to rear.

### Utility Room

11'8" x 5'2" (3.58 x 1.6)

Plumbing for washing machine, door to garden, door to garage.

### Store Room

11'8" x 3'4" (3.58 x 1.04)

### Landing

Stairs to second floor landing.

### Bedroom 1

17'2" x 12'0" (5.25 x 3.68)

Window to front aspect, feature fireplace, radiator.

### Bedroom 2

12'1" x 11'6" (3.7 x 3.51)

Feature fireplace, window to front aspect, radiator.





### Bedroom 3

12'0" x 11'3" (3.68 x 3.43)

Window to rear aspect, storage cupboard, radiator.

### Bedroom 4

7'5" x 4'11" (2.28 x 1.5)

Window to side aspect.

### Bathroom

Storage cupboard, panel bath, hand basin, opaque window to rear aspect.

### WC

Low level WC, window to rear aspect.

### Second Floor Landing

### Bedroom 5

17'9" x 13'6" (5.43 x 4.14)

Feature fireplace, window to side aspect, radiator.

### Outside

To the front there is a driveway leading to a garage. Lawned garden with bushes and trees. To the side there is a lawned garden with pathway to front door. To there rear there is a paved garden with flower beds. External conservatory, brick shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band D

### EPC

E Rating - 50

### 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.

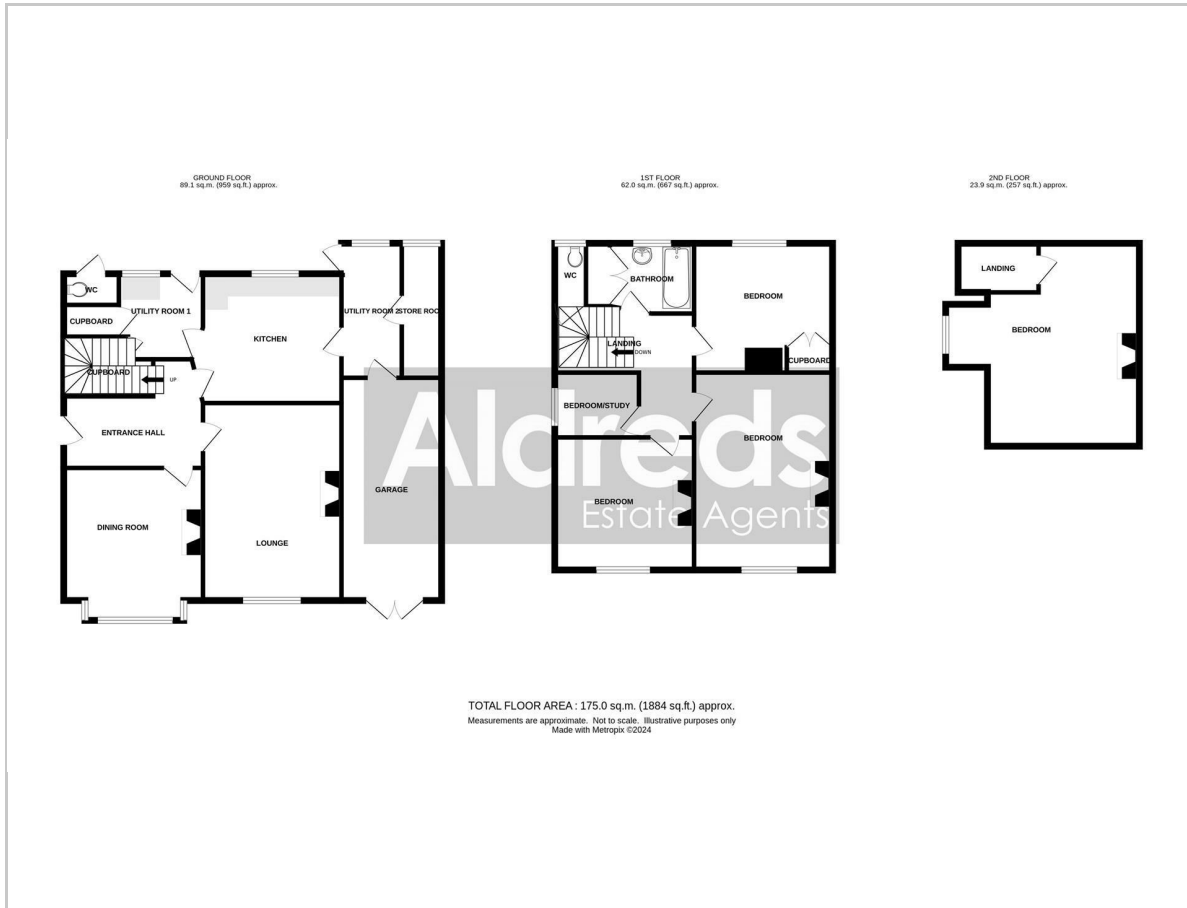
### Direction

From our Gorleston office head south along the High Street, continue over the traffic lights and up the hill on Lowestoft Road., The property can be found on the corner of Park Road and Victoria Road.

Ref G18037/04/24



## Floor Plan



## Area Map



## Viewing

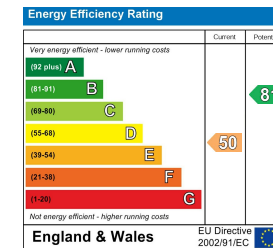
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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