

Aldreds
Estate Agents

22 Humberstone Road
Gorleston, Great Yarmouth, NR31 8AF
£224,950



22 Humberstone Road

Gorleston, Great Yarmouth, NR31 8AF

This 2 bedroom detached bungalow is offered for sale with no onward chain. The property is tucked away with a large rear garden.

Entrance Porch

4'10" x 3'4" (1.47m x 1.02m)

Entrance door with two double glazed panels. Tiled floor. Double glazed windows to front and side.

Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Hive heating control. Telephone point. Loft access hatch. UPVC double glazed window to side.

Lounge

15'10" x 13'4" (4.83m x 4.06m)

Radiator. Brick fireplace and a coal effect living flame gas fire on a raised hearth. UPVC double glazed windows to front and side aspects.

Kitchen

11'8" x 8'11" (3.56m x 2.72m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink. Tiled splashbacks. Matching wall cupboards. Gas cooker point. Built-in cupboard containing hot water cylinder with immersion heater. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window and door to side.

Bedroom 1

12'3" x 11'8" (3.73m x 3.56m)

Radiator. UPVC double glazed window to rear.

Bedroom 2

8'11" x 8'11" (2.72m x 2.72m)

Radiator. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the rear garden.

Wet Room

6'11" x 5'6" (2.11m x 1.68m)

Part tiled walls and an electric shower unit with drainer floor. White suspended wash basin. WC. Radiator. Extractor. UPVC double glazed window to side.





Outside

There is shingled parking to the front of the property and access on both sides of the property to the rear garden. The rear garden has been landscaped with a small lawn area, established trees and shrubs, paved patio to the immediate through the property. Further paved patio area with water feature. Summer house in need a repair. Garden shed. Greenhouse. Metal storage shed.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

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.

Directions

From the Gorleston office head north along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, continue over the roundabout turning right into Humberstone Road where the property will be found on the left hand side.

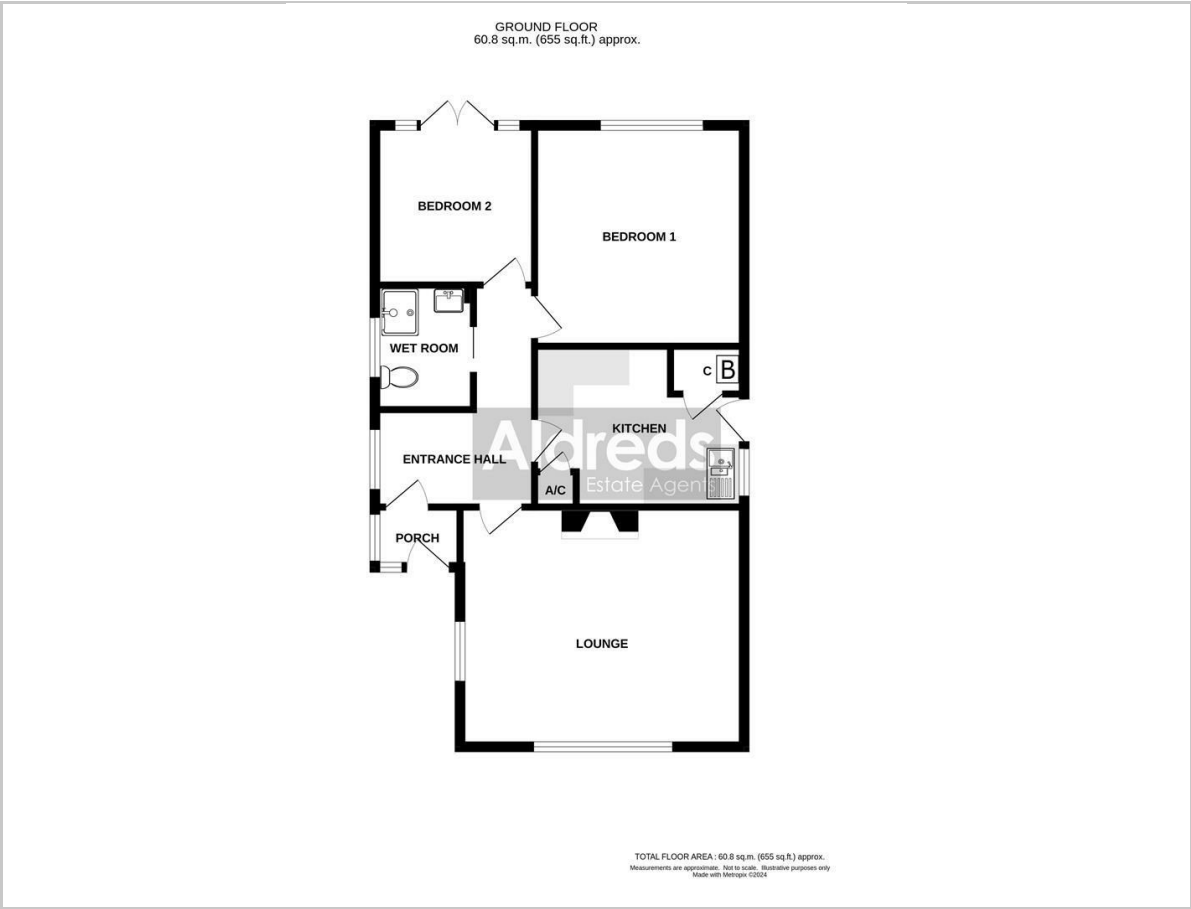
Agent's Notes

We understand that the property has been rewired.

Ref: G18045/04/24



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

