

Aldreds
Estate Agents

23 Lowestoft Road
Gorleston, NR31 6SQ
£180,000



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Gorleston, NR31 6SQ

Situated close to Gorleston town centre and within a short distance of the beach, this property offers a convenient location with a range of local amenities, transport links and shops nearby. The accommodation benefits from gas-fired central heating and UPVC double glazing throughout, providing a practical starting point for a variety of buyers.

Offering excellent potential for modernisation, the property presents an exciting opportunity for those looking to put their own stamp on a home. Outside, a private and enclosed rear garden provides a pleasant space to enjoy, while motivated sellers can make this a fantastic opportunity to explore further.

Porch

Carpet floor, double glazed door and window to the front, window to the side, access through to entrance hall.

Entrance Hall

Carpet floor, window to the front, radiator, stairs to first floor, under stairs cupboard housing the boiler, access to the lounge, dining room and kitchen.

Lounge

10'9" x 13'8" (into bay window) (3.30m x 4.18m (into bay window))

Carpet floor, double glazed bay window to the front, radiator.

Dining Room

10'9" x 13'9" (into bay window) (3.30m x 4.21m (into bay window))

Carpet floor, double glazed bay window to the rear, radiator.

Kitchen

6'3" x 14'11" (1.93m x 4.55m)

Vinyl floor, double glazed windows to rear and side, double glazed door to side, laminate counter tops with under and over counter storage, space for free standing oven, washing machine, fridge, freezer

First Floor Landing

Carpet floor, double glazed window to side, loft access, access to 3 bedrooms and shower room.

Bedroom 1

10'9" x 13'10" (into bay window) (3.30m x 4.22m (into bay window))

Carpet floor, double glazed bay window to rear, radiator.

Bedroom 2

10'9" x 13'8" (into bay window) (3.30m x 4.18m (into bay window))

Carpet floor, double glazed bay window to front, radiator.





Bedroom 3

5'10" x 6'5" (1.80m x 1.96m)

Carpet floor, double glazed triangular bay window to front, radiator.

Shower Room

Vinyl floor, double glazed window to rear, radiator, WC, basin, walk-in shower with wall mounted shower, glass screen and access gate.

Outside Front

Concrete path to front door and leading to rear, timber fence and brick wall boundaries.

Outside Rear

Concrete floor, concrete path, grass lawn, timber storage shed, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, water, electric, drainage.

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

Head south along the High Street and over the traffic lights in to Lowestoft Road, continue past the clinic where the property is on the left.

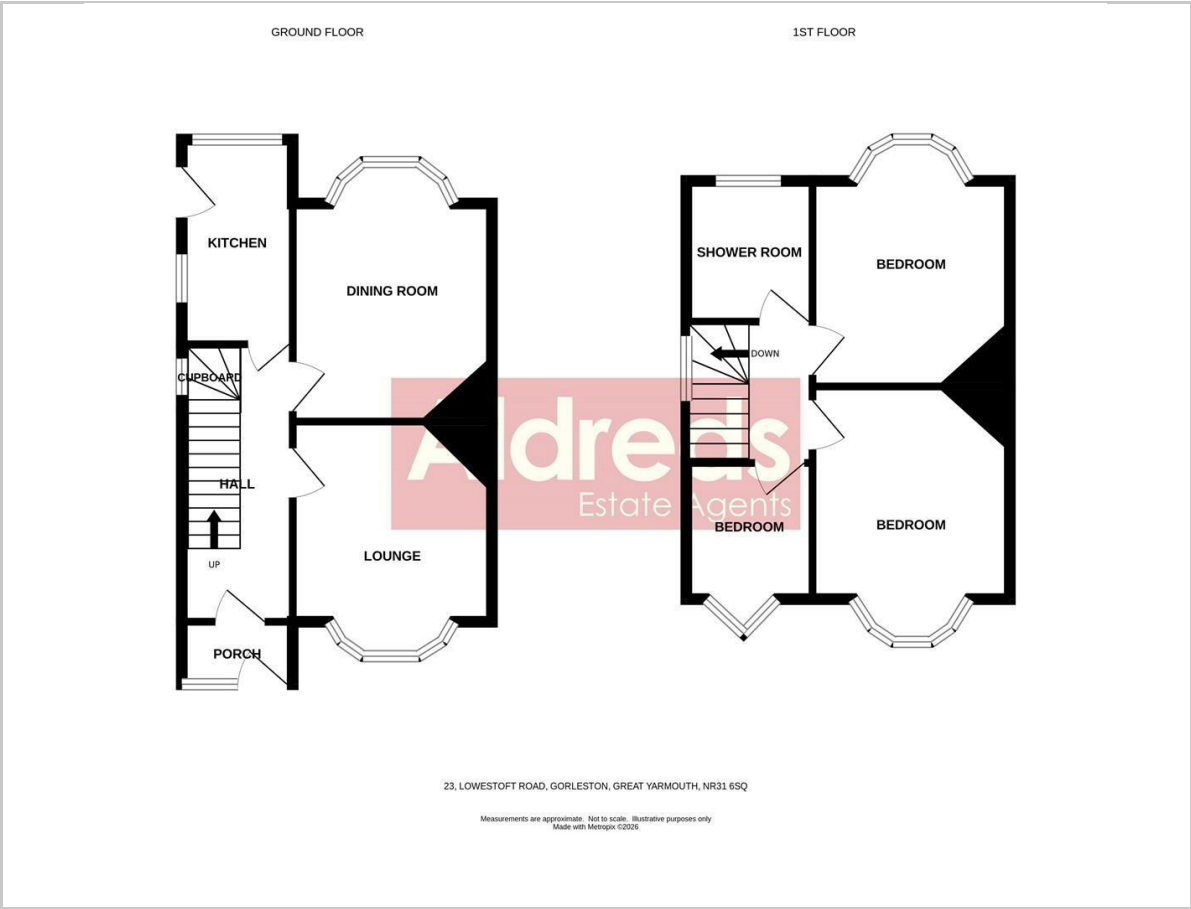
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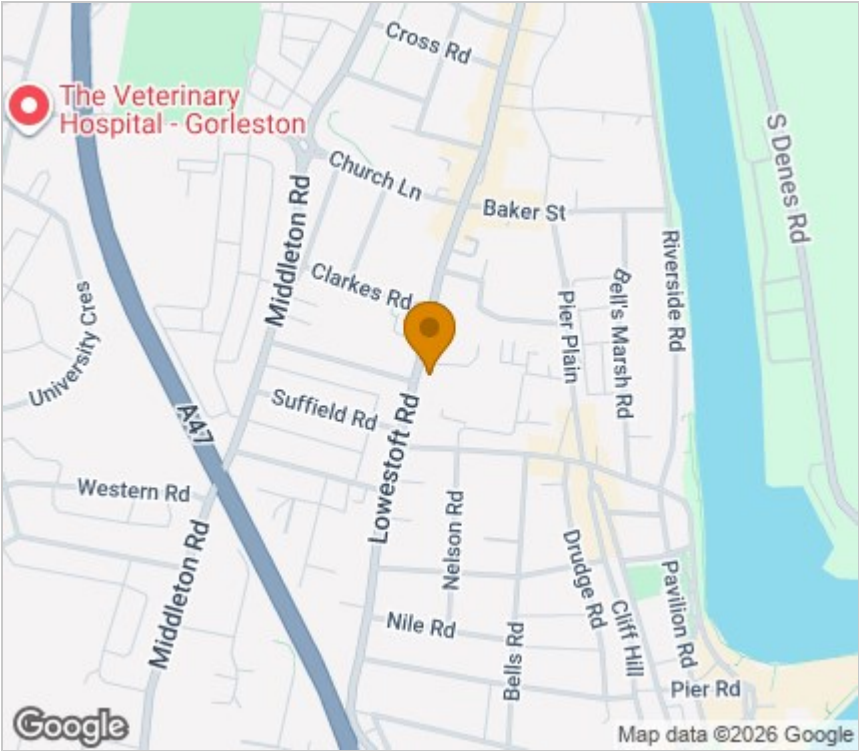
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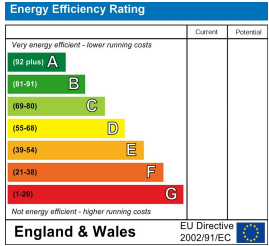
Floor Plan



Area Map



Energy Efficiency Graph



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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