

Aldreds
Estate Agents

15 Royal Albert Court, Gorleston, Great Yarmouth, NR31 6HZ

£150,000

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This 2 bedroom end terraced house is tucked away in a corner of the development and is offered for sale with no onward chain. The property has entrance hall, kitchen, lounge/diner, first floor bathroom, some night storage heating and UPVC double glazing. Allocated parking space.





Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side window. Laminate floor. Night storage heater. Stairs to first floor landing. Coved and textured ceiling.

Kitchen 9'8" x 7'5" (2.95m x 2.26m)

Worktops with cupboard and drawers below. Stainless steel single drainer sink with cupboard and drawer below. Matching wall cupboards. Space for electric cooker. Utility space below worktop with plumbing for washing machine. Tiled floor. Wall mounted electric downflow heater. Coved and textured ceiling. UPVC double glazed window to front aspect.

Lounge 13'11" x 12'8" max (4.24m x 3.86m max)

Night storage heater. Door to a built-in under stairs storage cupboard. Coved and textured ceiling. Double glazed sliding patio door to a paved patio and the rear garden.

First Floor

Landing

Coved and textured ceiling with loft access hatch.



Bedroom 1 11'7" x 10'8" (3.53m x 3.25m)

Night storage heater. Built-in wardrobe with shelves and hanging rail. Built-in over stairs airing cupboard with hot water cylinder. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 2 10'11" x 7'0" (3.33m x 2.13m)

Wall mounted electric panel radiator. Coved and textured ceiling. UPVC double glazed to window to rear aspect.

Bathroom 6'6" x 6'6" (1.98m x 1.98m)

Panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Electric towel radiator. Coved and textured ceiling. UPVC double glazed window to rear.

Outside

The front garden is laid to lawn with a paved pathway leading to the side of the property to a gate and pathway to the rear garden, which is enclosed by fencing and laid to lawn with a paved patio area and a timber built garden shed.

Directions



Tenure
Freehold.

Services
Mains water, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band B

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
Heading south on Gorleston High Street, proceed over the traffic lights onto Lowestoft Road. Continue past Sussex Road and Barham Court on the left and take the next urning on the left onto Englands Lane. Then take the second right onto Bells Road and turn right into Royal Albert Court.

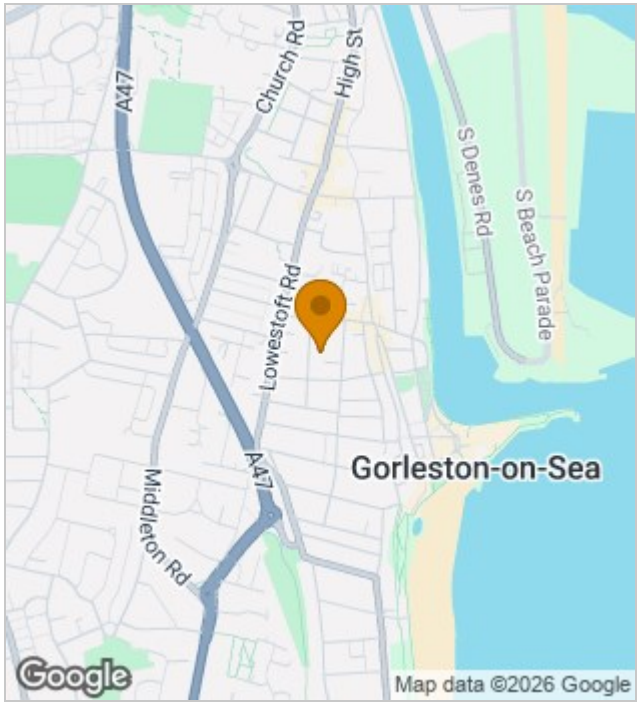
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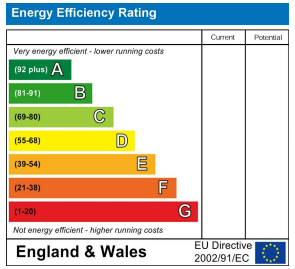
Floor Plans



Location Map



Energy Performance 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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