

Aldreds
Estate Agents

72 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8BS

Offers Over £140,000

2 | 1 | 2 | C

72 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8BS

Aldreds are delighted to offer this beautifully presented two-bedroom mid-terraced property, finished to an immaculate standard throughout, boasting quality fixtures and fittings, tasteful neutral décor and a thoughtfully redesigned layout. The spacious and well-planned accommodation comprises a lounge, inner hallway, dining room with a wide opening leading into a stylish open-plan kitchen, and a rear lobby providing access to a ground floor WC. To the first floor, a central landing leads to two double bedrooms and a modern family bathroom with both a bath and shower. Externally, the property benefits from a beautifully maintained south-facing rear garden, predominantly laid to lawn with a generous patio seating area, ideal for outdoor dining and entertaining. Further benefits include gas-fired central heating via a modern, energy-efficient boiler and uPVC double-glazed windows and doors throughout. Ideally situated in a sought-after area of Gorleston, the property is within walking distance of the town centre, beautiful sandy beach and promenade. Early viewing is strongly recommended to fully appreciate the quality and presentation of this superb home, which would make an ideal first-time purchase, family home or investment opportunity.

Lounge

11'1" x 11'6" (3.38 x 3.51)

LVT flooring, flat plastered and coved ceiling, Upvc window, radiator, power points, T.V point.

Inner Hallway

LVT flooring, stairs off to the first floor.

Dining Room

11'0" x 9'0" (3.36 x 2.75)

Fitted carpet, flat plastered and coved ceiling, T.V point, power points, full length under stair cupboard, radiator, wide opening leading to the open plan kitchen.

Kitchen

12'8" x 10'1" (3.88 x 3.09)

LVT flooring, range of modern fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, power points, stainless steel sink with single drainer, Upvc window, Upvc door leading to rear garden, tiled splash backs, wall mounted energy efficient combination boiler, feature skylight, spot lighting, wide opening leading to open plan dining room.















Lobby
LVT flooring, flat plastered ceiling.

Ground Floor W.C
LVT flooring, low level W.C, Upvc window.

First Floor

Bedroom 1
11'6" x 11'1" (3.53 x 3.38)
Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, full length cupboard/wardrobe.

Bedroom 2
8'11" x 11'1" (2.74 x 3.4)
Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator., door leading to family bathroom.

Family Bathroom
8'2" x 5'7" (2.49 x 1.72)
Tiled effect vinyl flooring, modern fitted bathroom suite comprising of a shower suite set over a panel bath enclosed by glass screen, vanity sink, low level W.C, extractor fan, part tiled walls, full length heated towel rail, Upvc window.

Outside To The Front
There is an enclosed front garden with footpath leading to front door.

Outside To The Rear
There is a beautifully presented south facing lawned garden with a patio seating area, timber and felt garden shed, all enclosed by high timber fencing, shared pedestrian access for wheelie bins.

Tenure And Services
Freehold
Council Tax Band A
Mains Electric Gas Drains And Water

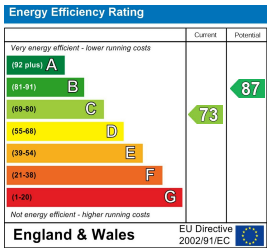
Floor Plan



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.

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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA