



**Aldreds**  
Estate Agents

28 Avondale Road

Gorleston, Great Yarmouth, NR31 6DW

Offers Over £200,000



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## 28 Avondale Road

Gorleston, Great Yarmouth, NR31 6DW

Sitting on the popular Avondale Road, off Marine Parade, we are delighted to offer this spacious three bedroom mid terrace house. The property has an entrance porch, entrance hall, large lounge/diner, dining room and a kitchen. Three bedrooms and bathroom lead off landing. Approx south facing rear garden. Gas central heating (new boiler installed 2024) and sealed unit double glazing. Carpets as fitted are included in the asking price.

### Entrance Porch

Door to front.

### Entrance Hall

Radiator, stairs to landing

### Lounge/Diner

25'4" x 10'4" (7.72 x 3.15)

Bay double glazed window to front aspect, double glazed window to rear aspect, two radiators.

### Dining Room

11'6" x 8'11" (3.51 x 2.72)

Double glazed window to side aspect, radiator.

### Kitchen

17'3" x 8'11" (5.26 x 2.72)

Base & wall units with worktops, gas hob, electric oven, sink with drainer, wall mounted gas boiler, double glazed window to side aspect, double glazed window to rear aspect, door to rear.

### Landing

### Bedroom 1

12'1" x 11'6" (3.68 x 3.51)

Built in wardrobe, bay double glazed window to front aspect, radiator.

### Bedroom 2

12'3" x 10'8" (3.73 x 3.25 (3.74 x 3.26))

Double glazed window to rear aspect, radiator.





### Bedroom 3

14'4" x 6'2" (4.37 x 1.88 (4.38 x 1.89))

Double glazed window to side aspect, radiator

### Bathroom

9'0" x 7'9" (2.74 x 2.36)

Panel bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

### Outside

To the front there is a garden with pathway to front door. To the rear there is an approx south facing garden which is paved with bushes and shrubs.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### 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.

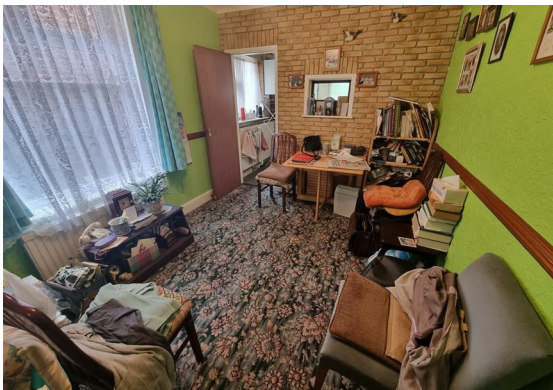
### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, turn left into Avondale Road where the property can be found on the right.

### EPC

Rating D

Ref - 17888/06/23



## Floor Plan



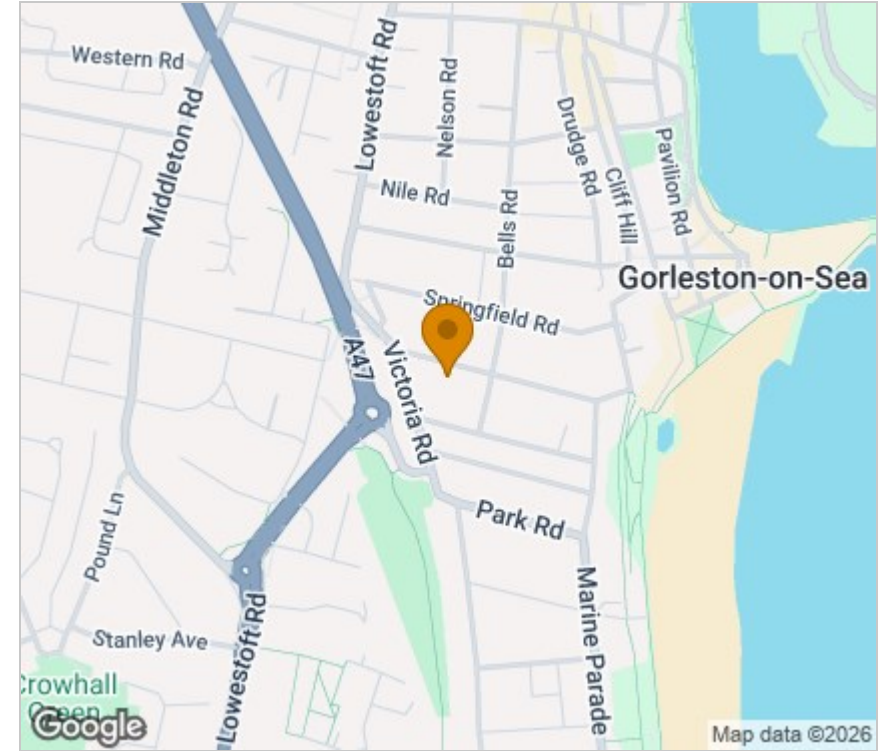
## Viewing

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

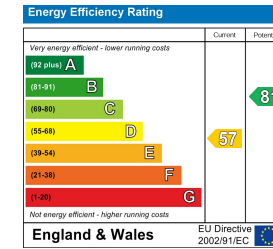
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## Area Map



## Energy Efficiency Graph



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