

**Aldreds**  
Estate Agents

39B Priory Street  
, Gorleston, NR31 6NG  
£170,000





## 39B Priory Street

, Gorleston, NR31 6NG

This superb, chain-free two-bedroom mid-terrace house is a must-see. Featuring the huge bonus of an integral garage and a desired south-facing rear courtyard garden, it is situated a stone's throw from Gorleston High Street, providing immediate access to local amenities and excellent transport links. The spacious lounge and main bedroom are quietly located to the rear, offering comfortable living space. This property presents an ideal blend of convenience and highly sought-after features.

### Entrance Hall

Double glazed door to front, carpet floor, electric heater, access to lounge, kitchen and integral garage, stairs to first floor.

### Lounge

19'1" x 10'4" (5.82m x 3.16m)

Carpet floor, electric heater, double glazed window and sliding door to rear.

### Kitchen

7'1" x 9'8" (2.16m x 2.95m)

Vinyl floor, double glazed window to front, laminate counter tops with wall mounted and under counter storage cupboards, sink and draining board, space for free standing fridge freezer, oven and washing machine, electric fuse box located above window.

### First Floor Landing

Carpet floor, access to bedrooms 1 and 2 and bathroom.

### Bedroom 1

19'1" x 10'4" (5.82m x 3.16m)

Carpet floor, electric heater, two double glazed windows to rear.

### Bedroom 2

11'5" x 15'10" (max) (3.50m x 4.85m (max))

Carpet floor, double glazed window to front, electric heater, loft hatch.

### Bathroom

6'10" x 9'8" (2.10m x 2.95m)

Vinyl floor, electric heater, double glazed window to front, airing cupboard, WC, basin and bath tub, wall mounted shower with glass screen.







### Integral Garage

7'8" x 15'9" (2.35m x 4.81m)

Manual up and over door to front, electricity connection, lighting, concrete floor.

### Outside Front

Front door leading straight onto Priory Street.

### Outside Rear

Courtyard area with artificial lawn and small flowerbeds, combination of wooden fence and brick wall boundary with wrought iron railings to the rear.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### Services

Mains water, electric, drainage, electric room heaters.

### Directions

From the Gorleston office head north along the High street, Priory Street can be found on the left hand side where the property can be found on the left hand side.

### Location

Gorleston 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.

### What 3 Words

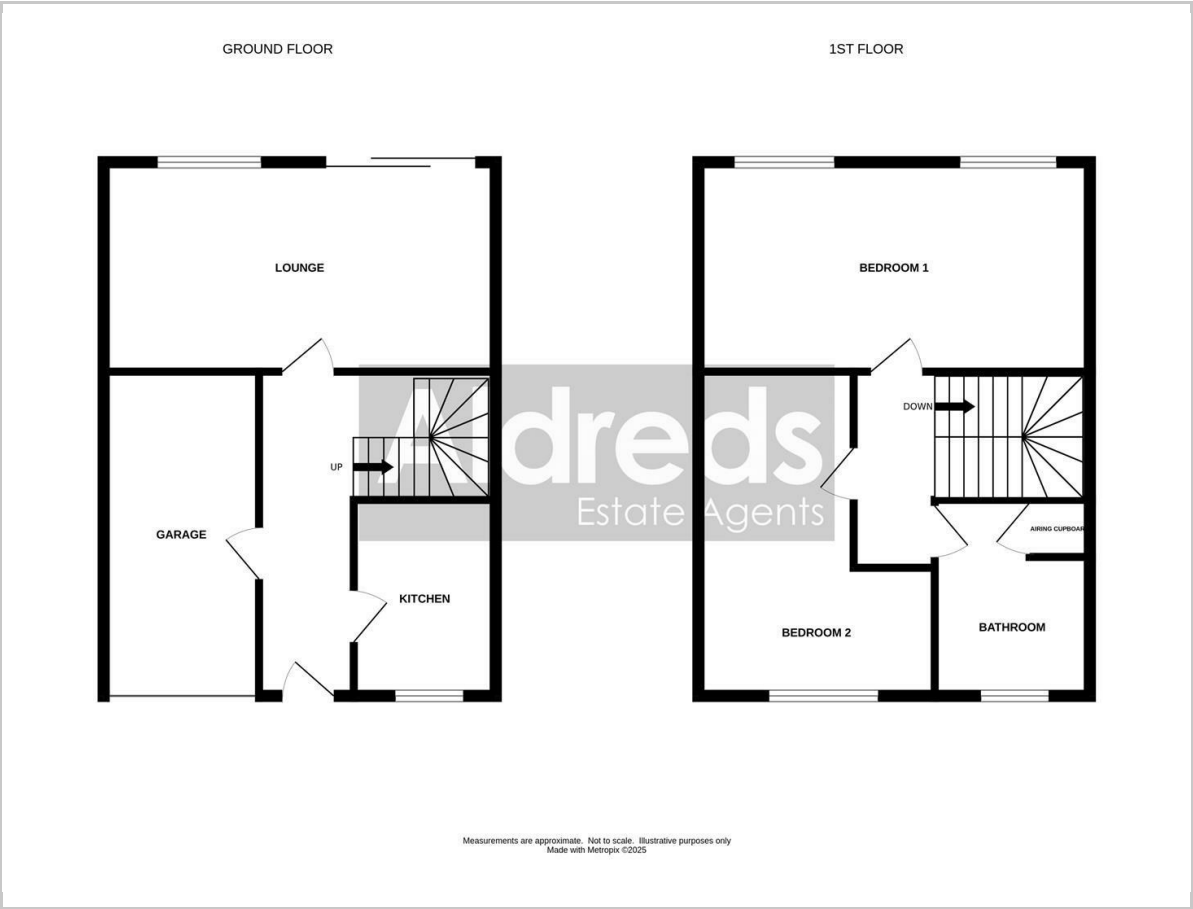
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### Ref

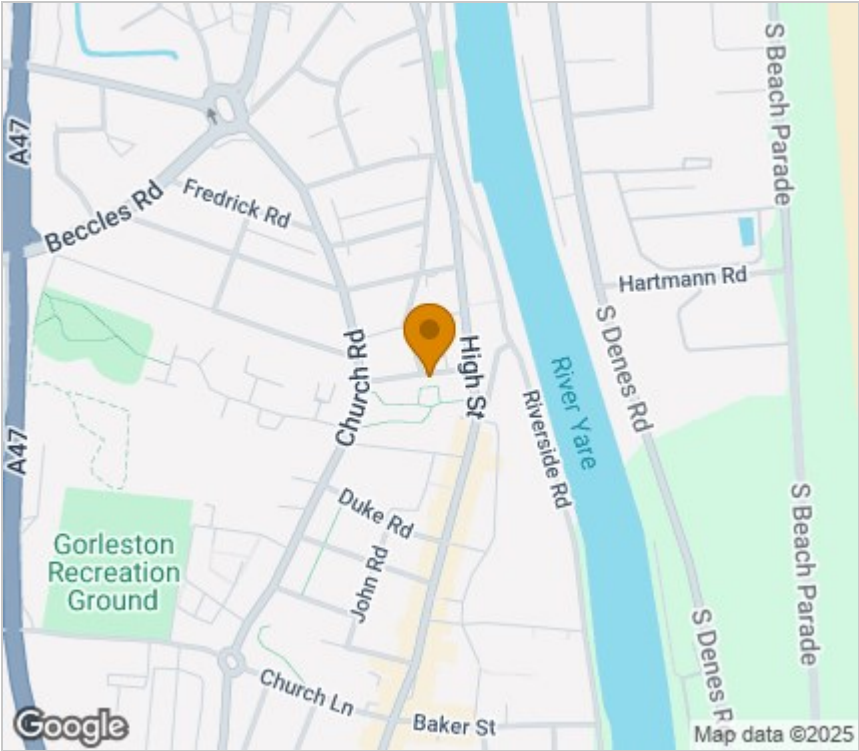
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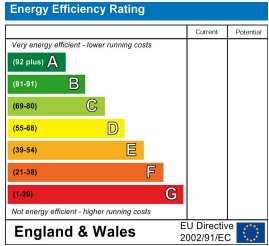
Floor Plan



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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