Aldreds
Estate Agents

1 Campion Avenue

Gorleston, Great Yarmouth, NR31 7NB

Guide Price £220,000

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1 Campion Avenue

Gorleston, Great Yarmouth,

** GUIDE PRICE £220,000- £230,000** A very well presented 3 bedroom end terraced house with a detached double garage/workshop. This property is offered for sale with no onward chain.

Entrance Porch
7'6" x 2'11" (2.29m x 0.89m)
UPVC entrance door with double glazed panel. Tiled floor. UPVC double glazed windows to front and side.

Entrance Hall
10'9" x 6'5" (3.28m x 1.96m)
Entrance door with double glazed panels. Night storage heater. Fitted shelves below stairs with a secret door to a built-in storage cupboard. Staircase with turned wood balustrade to first floor landing. Decorative cornicing.

Lounge
13'5" x 10'10" plus recess (4.09m x 3.30m plus recess)
Night storage heater. Feature fireplace with a tiled hearth. Cable television point. Telephone point. Smooth plaster ceiling. Decorative cornicing. UPVC double glazed window to front aspect.

Kitchen
11'1" max x 9'9" (3.38m max x 2.97m)
Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and open display/storage shelves. Built-in wine rack. Electric cooker with induction hob and an extractor above. Pull-out bin/recycling drawer. Utility space below worktop with plumbing for washing machine. Utility spaces below worktops with refrigerator and freezer. Built-in shelved pantry cupboard. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to side.

Dining Area
10'1" x 8'8" (3.07m x 2.64m)
Night storage heater. Low fitted storage cupboards and matching wall mounted glass fronted display cabinets. Built-in shelved storage cupboard. Built-in airing cupboard and hot water cylinder with immersion heater. Smooth plaster ceiling. UPVC double glazed window to the rear garden.

First Floor

Landing
Night storage heater. Decorative cornicing. Loft access hatch with a loft ladder. UPVC double glazed window to side.

Bedroom 1
10'11" x 10'9" plus recesses (3.33m x 3.28m plus recesses)
UPVC double glazed window to front aspect.

Bedroom 2

11'11" x 10'0" plus recesses (3.63m x 3.05m plus recesses)

Built-in wardrobe with shelf and hanging rail. Smooth plaster ceiling. Decorative cornicing. UPVC double glazed window to rear aspect.

Bedroom 3

9'1" x 7'9" max (2.77m x 2.36m max)

Over stairs bulkhead. Smooth plaster ceiling. Decorative cornicing. UPVC double glazed window to front aspect.

Bathroom

5'5" x 5'4" (1.65m x 1.63m)

Fully tiled walls and a coloured suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin. UPVC double glazed window to rear.

Separate WC

5'5" x 2'5" (1.65m x 0.74m)

White WC. Decorative cornicing. UPVC double glazed window to side.

Outside

The front garden is laid to lawn either side of a driveway leading to a detached double garage with up-and-over door, lighting and power, window and door to side. The rear garden is laid to lawn.

Tenure

Freehold.

Services

Mains water, electricity and drainage are connected.

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.

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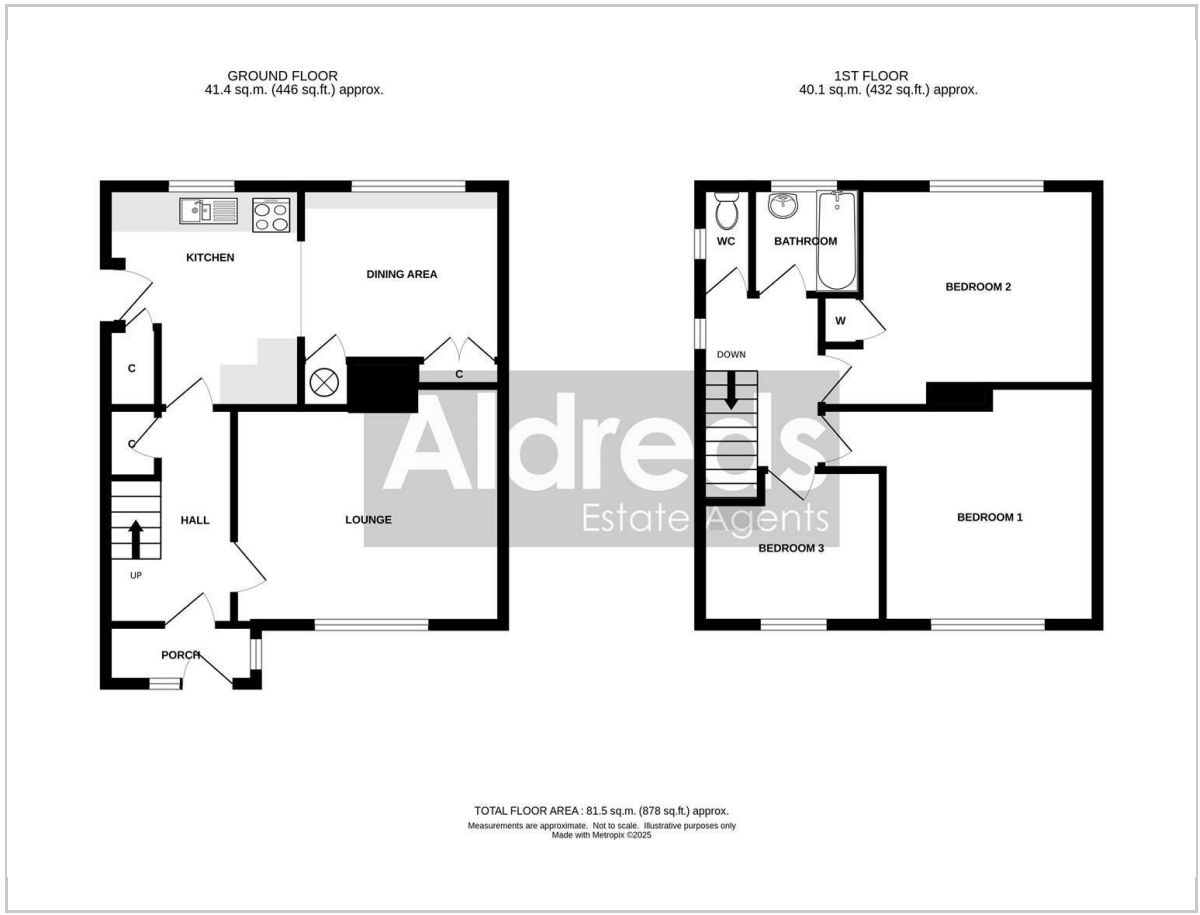
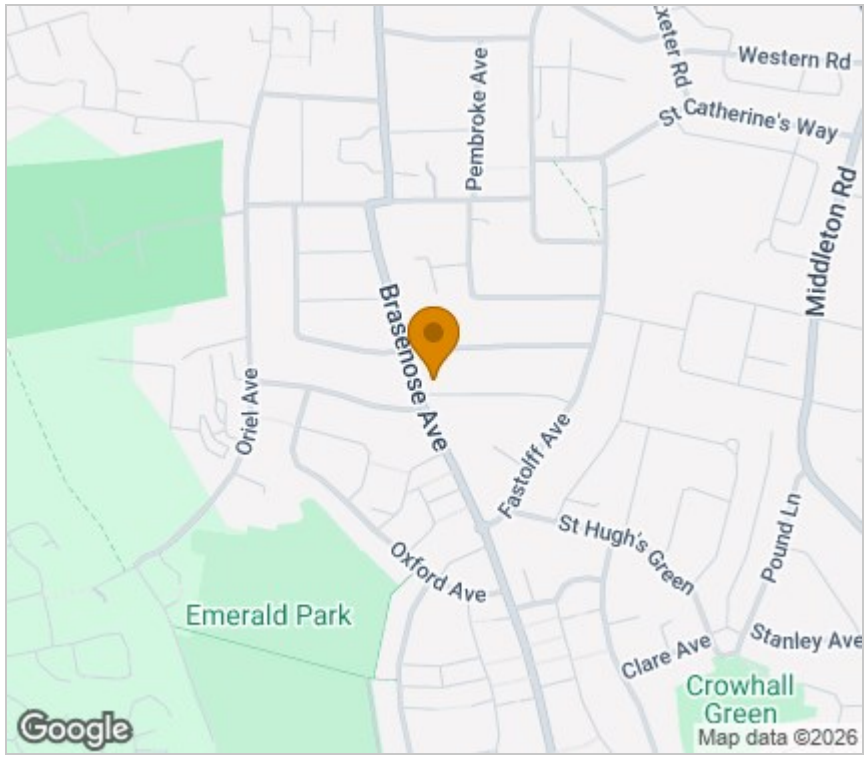
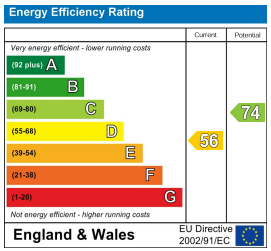
Floor Plan



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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