

**Aldreds**  
Estate Agents



37 High Street

Gorleston, Great Yarmouth, NR31 6RR

£160,000





## 37 High Street

Gorleston, Great Yarmouth, NR31 6RR

An 'over the passage' and well presented, spacious two bedroom mid terrace house sitting a short distance from the centre of Gorleston. On the ground floor there is a large lounge/diner and kitchen, The first floor offers two bedrooms and a bathroom off landing. Gas central heating and double glazing. Courtyard garden

### Lounge/Diner

22'7" x 11'4" (6.9 x 3.47)

Stairs to landing, double glazed window to front aspect, double glazed window to rear aspect, storage cupboard, radiator

### Kitchen

16'2" x 5'6" (4.95 x 1.7)

Base & wall units with worktops, double glazed window to rear aspect, double glazed window to side aspect, gas hob, electric oven, radiator, part tiled walls, sink with drainer, plumbing for washing machine

### Landing

Loft access, both bedrooms and bathroom leading off

### Bedroom 1

13'1" x 11'3" (4 x 3.45)

Double glazed window to front aspect, radiator

### Bedroom 2

8'10" x 8'7" (2.7 x 2.63)

Double glazed window to rear aspect, radiator

### Bathroom

8'8" x 7'0" (2.66 x 2.15)

Panel bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, heated towel rail

### Outside

To the rear there is a courtyard garden with paved patio and timber shed







### Tenure

Freehold

### Services

Mains gas, electricity, water, drainage

### Council Tax

Band A

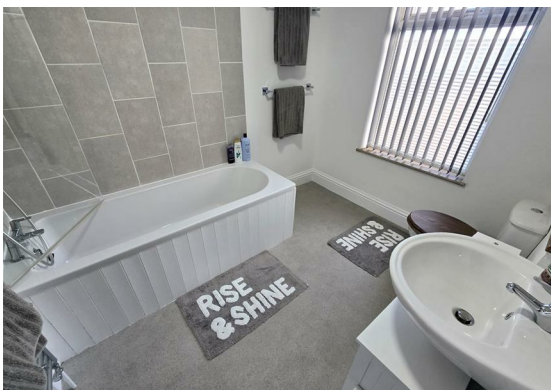
### Location

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.

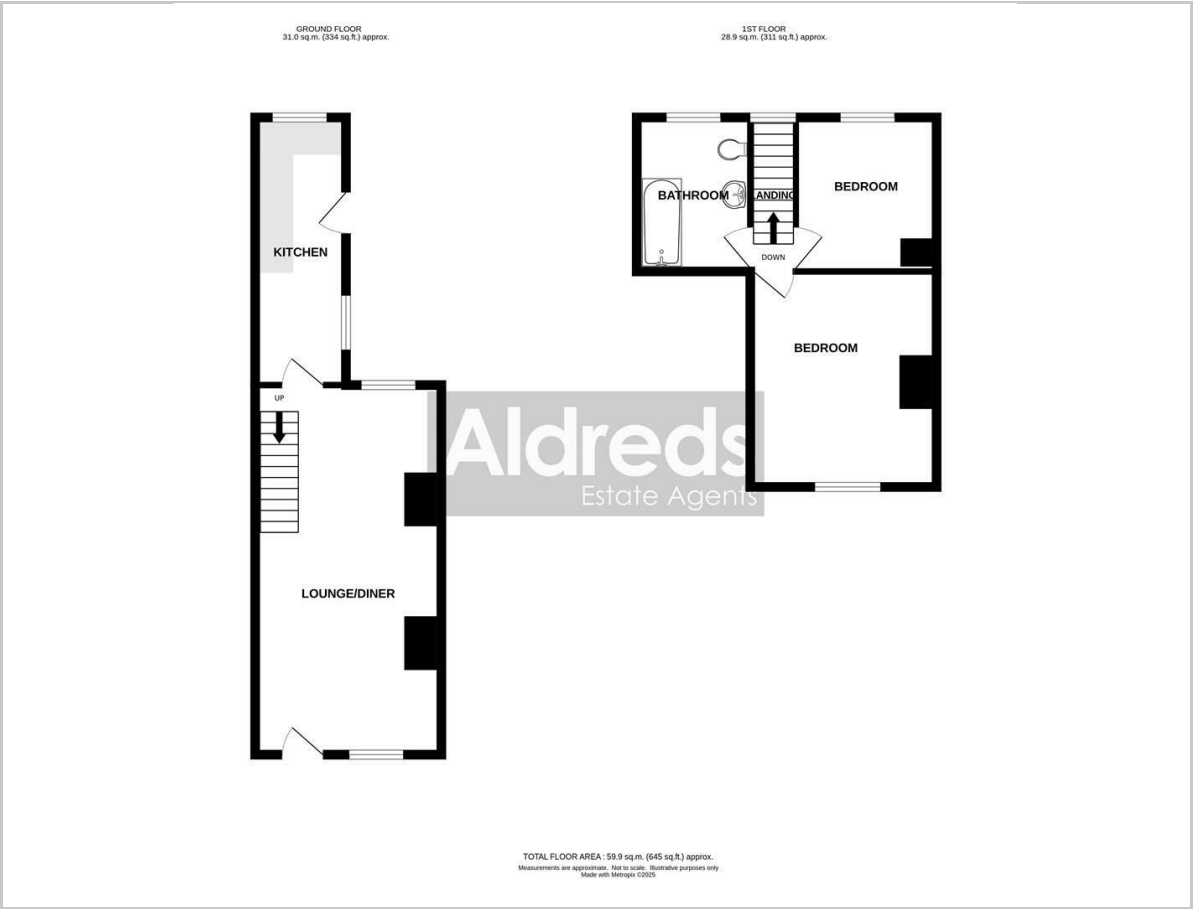
### Directions

Head north along the High Street and the property is on the right.

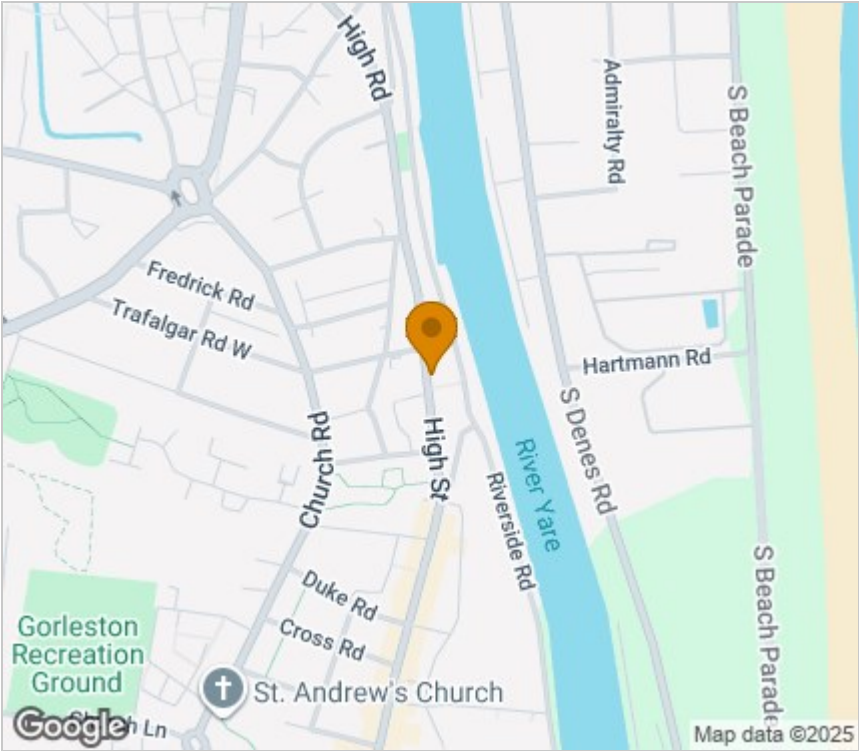
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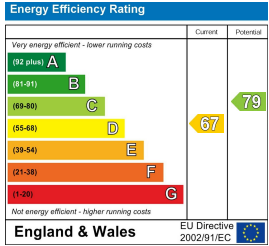
Floor Plan



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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