



Aldreds
Estate Agents

101 New College Close

, Gorleston, NR31 7DG

Guide Price £150,000 - £160,000



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101 New College Close

, Gorleston, NR31 7DG

*****Guide Price £150,000-£160,000***** Welcome to this two bedroom mid-terrace home offered chain free, making it an ideal opportunity for first-time buyers and investors alike. The property features a spacious open plan kitchen/diner, perfect for modern living, alongside comfortable accommodation with bedrooms accessed off the landing. Benefitting from gas central heating throughout, the home provides a practical and welcoming layout.

Externally, the property boasts a private driveway to the rear as well as useful external storage. With clear renovation potential, this home offers scope to add value and personalise to taste. Conveniently located close to a range of transport links and local amenities, it combines everyday convenience with excellent future potential.

Entrance Hall

Laminate floor, double glazed door and window to front, stairs to first floor, radiator, access to lounge and kitchen/diner.

Lounge

10'7" x 10'10" (3.23m x 3.32m)

Laminate floor, radiator, double glazed window to front.

Kitchen/Diner

16'6" x 16'7" (max, d shape) (5.03m x 5.07m (max, d shape))

Combination of vinyl and laminate floor, double glazed window to rear, double glazed door to side, laminate counter tops, space for free standing cooker, washing machine and fridge freezer, wall mounted and under counter cupboards, sink and draining board, built in cupboard, radiator.

Landing

Carpet floor, access to two bedrooms, shower room and loft hatch.

Bedroom 1

13'5" x 9'0" (4.09m x 2.76m)

Carpet floor, double glazed window to front, 2 built in cupboards, radiator.

Bedroom 2

10'3" x 9'10" (3.13m x 3.02m)

Carpet floor, double glazed window to rear, built in cupboard, radiator.





Shower Room

5'5" x 6'2" (1.67m x 1.89m)

Vinyl floor, WC, basin, shower cubicle with wall mounted shower, double glazed window to rear, radiator.

Outside Front

Grass lawn, concrete path to front door, hedge row boundaries with brick wall to the front.

Outside Rear

Partitioned into 2 areas, first area features artificial lawn, access to brick shed and timber shed, access gate leading to second partition which features a grass lawn and concrete driveway.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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, at the traffic lights turn right into Church Lane, continue over the roundabout, at the traffic lights turn left into Magdalen Way, turn right into Trinity Avenue, turn right into New College Close where the property can be found on the left hand side.



Floor Plan



Area Map



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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Energy Efficiency Graph



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