

Aldreds
Estate Agents



16 Ollands Road
Bradwell NR31 8TQ
£215,000



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This 2-bedroom semi-detached house has a south facing rear garden offers accommodation including an entrance hall, ground floor cloakroom, lounge/diner with doors to the rear garden, kitchen/breakfast room and a bathroom. In addition, the property benefits from gas central heating and UPVC double glazing. A front driveway provides side-by-side parking for 2 vehicles.

Entrance Hall

Composite entrance door with a double glazed panel and spy hole. Radiator. Electronic thermostat control for heating. Low door to a built-in under stairs storage cupboard. Inset ceiling spotlights. Coving.

Cloakroom

6'5" x 3'5" (1.96m x 1.04m)

White WC. Pedestal wash basin with mixer tap and tiled splashback. Radiator. Coving. UPVC double glazed window to front.

Lounge/Diner

15'3" x 10'9" (4.65m x 3.28m)

Radiator. Television point. Coving. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to a paved patio and the rear garden.

Kitchen/Breakfast Room

10'11" x 8'1" max, 6'11" min (3.33m x 2.46m max, 2.11m min)

Worktops with cupboards and drawers below. Matching up stands. One and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Built-in fan assisted oven and grill. Stainless steel four burner gas hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. Cupboard concealing a wall mounted gas fired combination boiler. Coving. Inset ceiling spotlights. UPVC double glazed window to front aspect.

First Floor

Landing

Built-in storage cupboard with a double power point. Coving.

Bedroom 1

11'8" x 10'11" (3.56m x 3.33m)

Radiator. Television point. Built-in over stairs wardrobe/storage cupboard. Loft access hatch. Coving. UPVC double glazed window to front aspect.





Bedroom 2 10'10" x 7'10" (3.30m x 2.39m)

Radiator. Television point. Coving. UPVC double glazed window to rear aspect.

Bathroom 7'5" x 7'0" max (2.26m x 2.13m max)

White suite comprising panelled bath with tiled surround and a thermostatic mixer shower above. Pedestal wash basin with tiled splashback. WC. Chrome towel radiator. Extractor. Inset ceiling spotlights. Coving. UPVC double glazed window to rear.

Outside

A wide brick weave driveway provides side-by-side parking to the front of the property for 2 vehicles. The front garden areas have been designed for low maintenance. A pathway and gate to the side of the property leads to the rear garden, which is south facing, enclosed by fencing and laid to lawn with a paved patio to the immediate of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

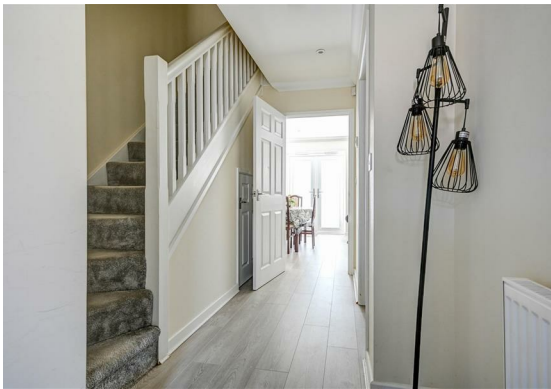
Directions

Heading south on Gorleston High Street turn right at the traffic lights onto Church Lane. Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. Continue through the traffic lights, remaining on Beccles Road (A143). Continue past Primrose Way on the left and take the next turning on the left onto Burnet Road. Continue past Marjoram Road on the right and take the next right hand turning onto Caraway Drive. Then take the first left onto Ollands Road. Follow the road round to the left and the property will be found on the right hand side.

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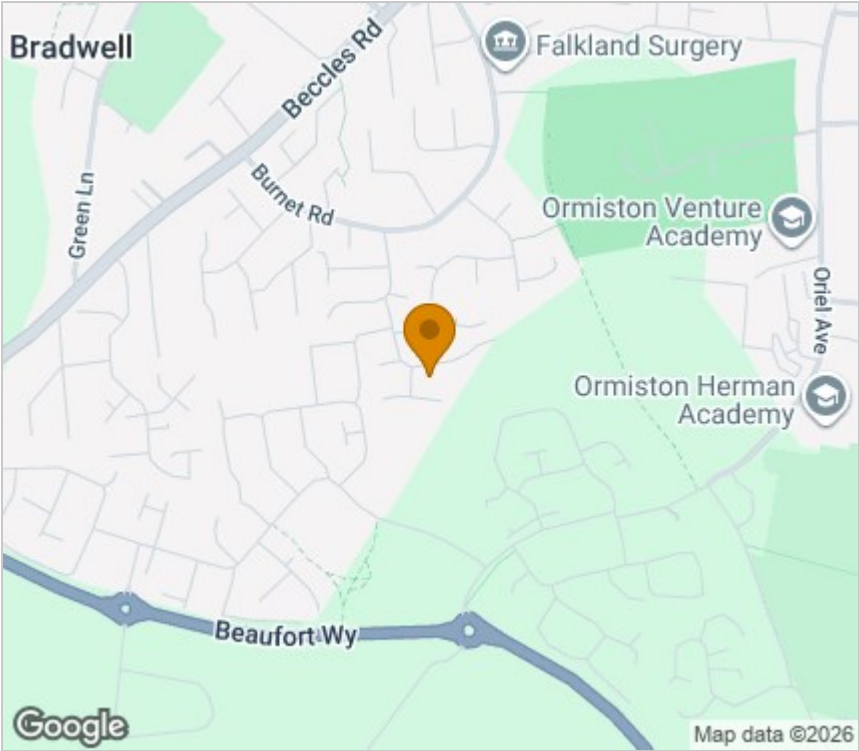
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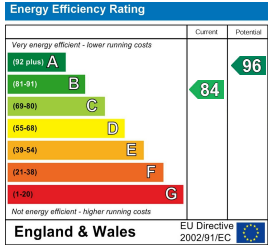
Floor Plan



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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