



Aldreds
Estate Agents

34 St. Andrews Road

Gorleston, NR31 6LT

Offers In Excess Of £140,000



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This well-presented two bedroom mid-terrace house offers comfortable and practical living, ideally located close to Gorleston High Street with its range of shops, amenities and transport links. The property benefits from gas central heating and double glazing throughout, providing a warm and energy-efficient home suitable for first-time buyers, small families or investors alike.

Inside, the accommodation includes a spacious living area, a convenient downstairs WC and a lean-to utility room adding useful additional space. Upstairs, there are two bedrooms and a first floor bathroom, while outside the property boasts a generous rear garden, perfect for relaxing, gardening or entertaining during the warmer months.

Lounge

11'1" x 10'5" (3.4m x 3.2m)

Double glazed window and door to front, parquet floor, fireplace, radiator.

Dining Room

11'1" x 10'2" (3.4m x 3.1m)

Parquet floor, window to rear, understairs cupboard, radiator, access to kitchen.

Kitchen

11'1" x 6'10" (3.4m x 2.1m)

Vinyl floor, double glazed door and window to side, laminate countertops, integrated sink and draining board, oven, ceramic hob with extractor fan above, access through to rear storage room/pantry.

Lean-To

3'7" x 14'5" (1.1m x 4.4m)

Laminate floor, double glazed door to rear, double glazed windows to side, polycarbonate roof, access to downstairs WC.

Downstairs WC

3'7" x 2'7" (1.1m x 0.8m)

Double glazed window to rear, WC.

Bedroom 1

11'1" x 10'5" (3.4m x 3.2m)

Carpet floor, double glazed window to front, radiator, access to cupboard over the stairs.

Bedroom 2

11'1" x 10'2" (3.4m x 3.1m)

Double glazed window to rear, carpet floor, radiator, access through to rear dressing room.





Dressing Room

6'10" x 9'6" (max) (2.1m x 2.9m (max))

Carpet floor, radiator, double glazed window to side, access to bathroom.

Bathroom

6'6" x 5'6" (max) (2.0m x 1.7m (max))

Double glazed window to rear, radiator, bath tub, WC, basin with vanity unit.

Outside Front

Brick wall boundaries, tiles floor to front door, timber access gate.

Outside Rear

Grass lawn, path to seating area to the rear with timber pergola, brick built storage shed.

Tenure

Freehold Freehold

Services

Mains gas, water, electric, drainage.

Council Tax

Great Yarmouth Borough Council - 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

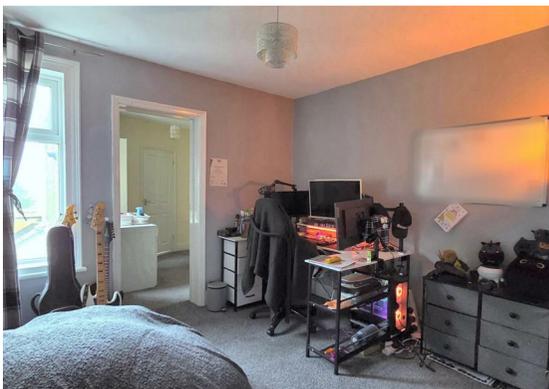
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, turn left into St Andrews Road where the property can be found on the right hand side.

What 3 Words

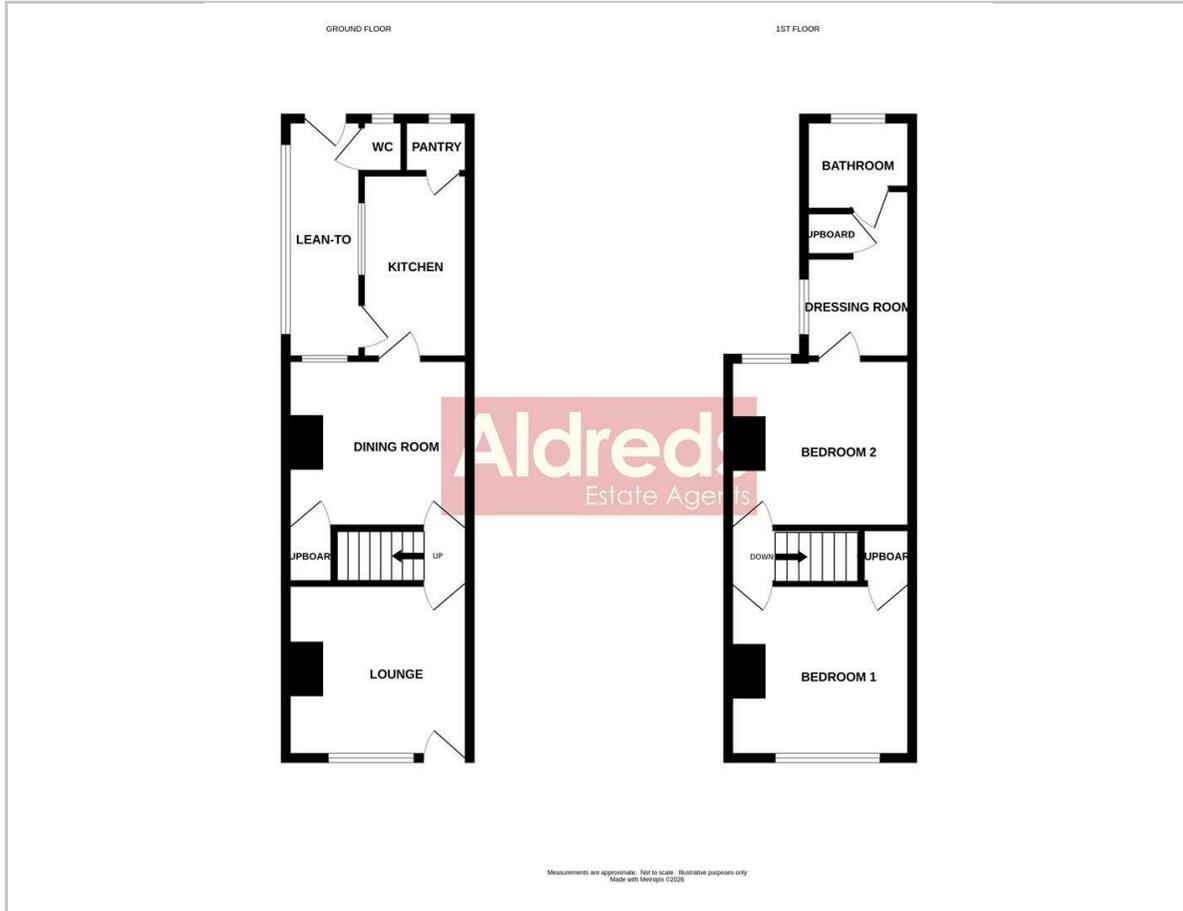
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Floor Plan



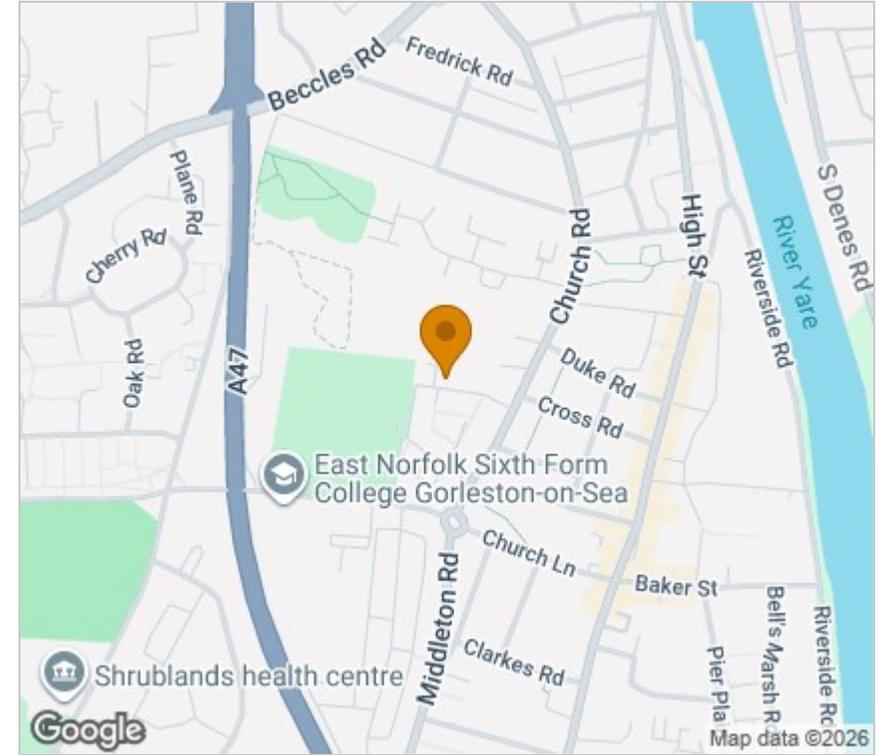
Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

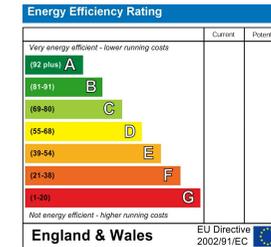
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Area Map



Energy Efficiency Graph



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