



45 Fern Gardens

Belton, Great Yarmouth, NR31 9QY

Offers In Excess Of £165,000



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A very well presented two bedroom end terrace bungalow with conservatory and parking space sitting in Belton. The property offers an entrance porch, entrance hall, lounge, conservatory, kitchen, two bedrooms and a shower room. Gardens to front & rear. Gas central heating and sealed unit double glazing.

Entrance Porch

Entrance door.

Entrance Hall

Storage cupboard.

Lounge

13'8" x 10'10" (4.17 x 3.32)

Double glazed window to front aspect, radiator.

Kitchen

9'10" x 6'6" (3 x 2)

Base & wall units with worktops, double glazed window to rear aspect, plumbing for washing machine, sink with drainer, electric cooker point.

Bedroom 1

10'11" x 9'11" (3.33 x 3.03)

Double glazed window to rear aspect, door to rear, radiator.

Bedroom 2

9'11" x 7'10" plus recess (3.04 x 2.4 plus recess)

Radiator, patio door to

Conservatory

8'11" x 6'6" (2.74 x 2)

Brick based with sealed unit double glazing, door to garden.

Shower Room

Shower, hand basin, low level WC, opaque double glazed window looking in to porch, heated towel rail.





Outside

Allocated parking. To the front & side of the property there is a lawned garden with bushes & shrubs. To the rear there is a lawned garden with bushes & shrubs, patio, summerhouse.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

C rating - 70

Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

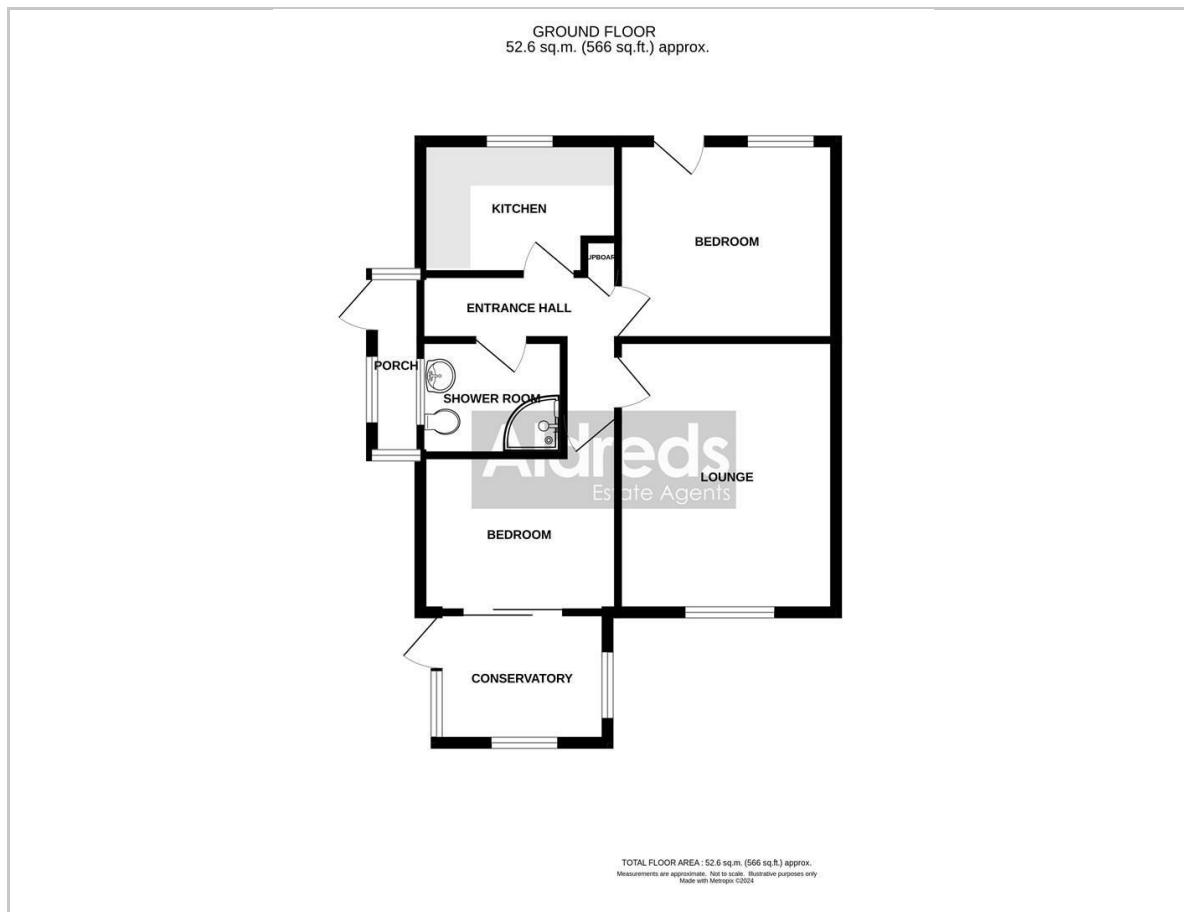
Directions

Leave Gorleston heading west on the A143, continue through Bradwell, at the roundabout turn right into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn right into Bracon Road, turn left into Fern Gardens, follow the road round where the property can be found on the right hand side.

Ref G18144/09/24



Floor Plan



Viewing

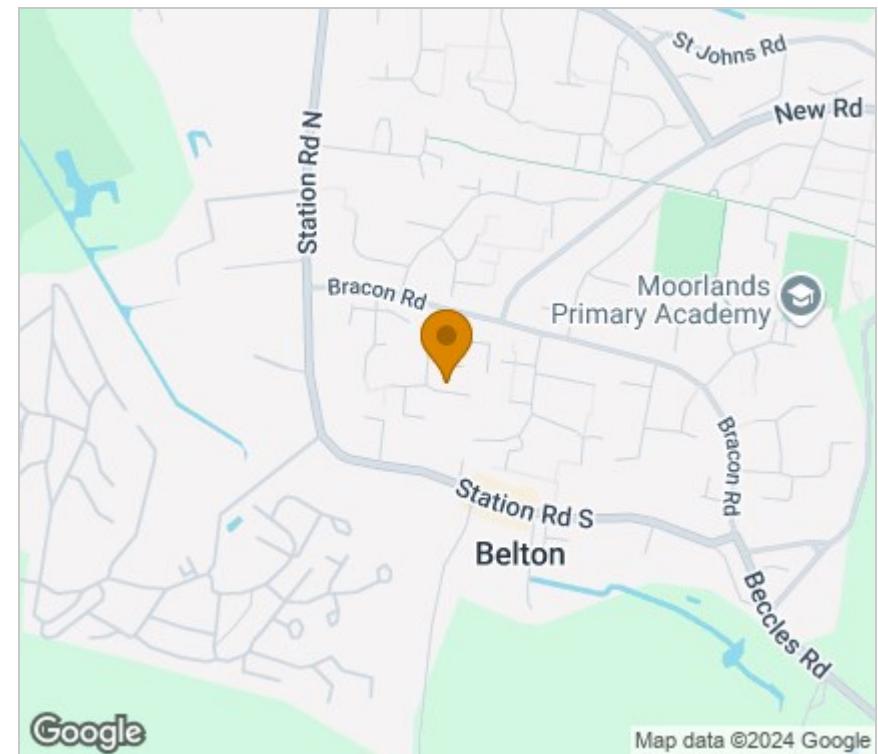
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

