

Aldreds
Estate Agents



51 Bells Road

Gorleston, Great Yarmouth, NR31 6AN

£170,000



51 Bells Road

Gorleston, Great Yarmouth, NR31 6AN

With a driveway to rear! Aldreds are pleased to offer this well presented, bay fronted, three bedroom end terrace house. On the ground floor there are two reception rooms, kitchen, real hallway, shower room and a bedroom 3/study. On the first floor there is a landing, two bedrooms and a bathroom. Gas central heating and double glazing. Small rear yard

Lounge

12'1" x 11'11" (3.7 x 3.64)

Bay double glazed window to front aspect, door to front, radiator

Lobby

Stairs to landing

Dining Room

12'1" x 8'6" (3.7 x 2.6)

Under stair cupboard, radiator

Kitchen

11'11" x 6'10" (3.65 x 2.1)

Base & wall units with worktops, double glazed window to rear aspect, Velux window, electric hob, electric oven, sink with drainer, plumbing for washing machine

Rear Hallway

Door to side

Bedroom 3/Study

9'4" x 8'3" (2.86 x 2.53)

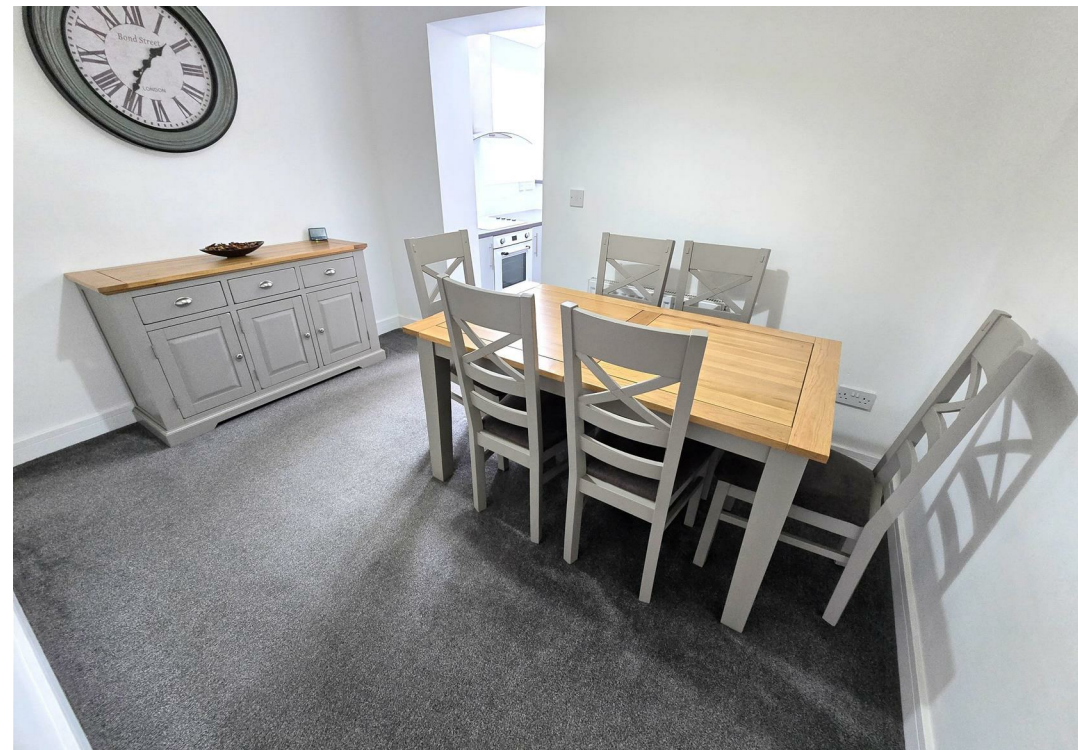
Double glazed window to rear aspect, radiator

Shower Room

4'11" x 3'9" (1.5 x 1.15)

Shower in cubicle, hand basin, low level WC

Landing





Bedroom 1

12'1" x 12'0" (3.7 x 3.67)

Double glazed window to front aspect, storage cupboard, radiator

Bedroom 2

11'11" x 8'6" (3.65 x 2.6)

Double glazed window to rear aspect, radiator, door to

Bathroom

9'0" x 6'1" (2.75 x 1.87)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

Outside

To the rear there is a driveway and small yard area

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

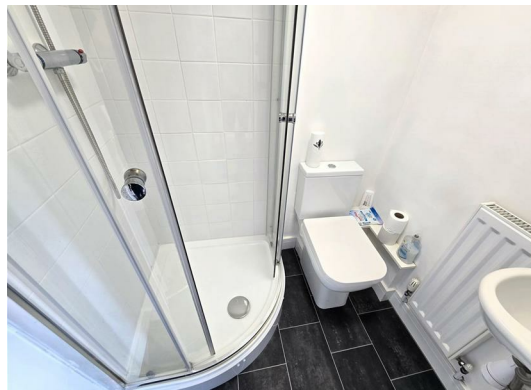
Location

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, continue over the traffic lights into Lowestoft Road, just before the parade of shops turn left into Englands Lane, turn tight into Bells Road where the property can be found on the left hand side.

G18265/03/25



Floor Plan



Viewing

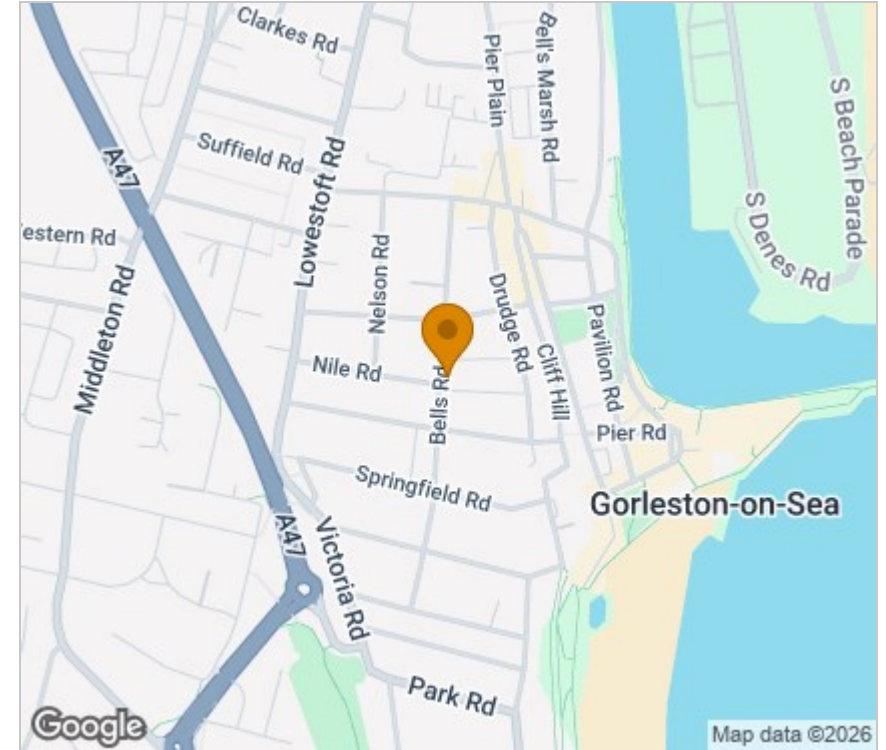
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

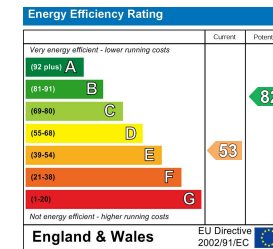
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA