

**Aldreds**  
Estate Agents



19 Colomb Road  
Gorleston, NR31 8BT  
£169,000



# 19 Colomb Road

Gorleston, NR31 8BT

This well-presented three-bedroom end-of-terrace home is offered chain free and benefits from gas central heating and uPVC double glazing throughout. The ground floor features an open-plan lounge/diner, a fitted kitchen with separate utility area, and the added convenience of a downstairs bathroom, making it a practical and flexible living space.

Upstairs offers three bedrooms, including a generous master bedroom, while outside the property enjoys a generously sized rear garden, ideal for relaxing or entertaining. Conveniently located just a short distance from Gorleston High Street, the home is well placed for local amenities, schools, and transport links, making it an excellent choice for families, first-time buyers, or investors alike.

## Porch

Double glazed door to front, access into entrance hall.

## Entrance Hall

Carpet floor, door to front, access to lounge, stairs to first floor.

## Lounge

**9'10" (max) x 23'3" (3.0m (max) x 7.1m)**

Carpet floor, double glazed windows to front and rear, under stairs cupboard, gas fire, two radiators, access to kitchen.

## Kitchen

**6'6" x 9'2" (2.0m x 2.8m)**

Vinyl floor, laminate counter tops, double glazed window to side, integrated hob and oven, sink and draining board.

## Utility

**6'6" x 6'6" (2.0m x 2.0m)**

Tile floor, double glazed window and door to side, radiator, space for fridge freezer and washing machine, laminate counter tops.

## Bathroom

**6'6" x 6'10" (2.0m x 2.1m)**

Tile floor, WC, bath with wall mounted shower and glass screen, basin with vanity unit, heated towel rail, double glazed window to side.

## Landing

Carpet floor, loft hatch, access to 3 bedrooms and cupboard above stairs.

## Bedroom 1

**12'9" x 10'9" (3.9m x 3.3m)**

Carpet floor, two double glazed windows to front, radiator, built in wardrobes and drawers.





#### Bedroom 2

7'2" x 11'9" (2.2m x 3.6m)

Carpet floor, double glazed window to rear, radiator.

#### Bedroom 3

6'10" x 9'2" (2.1m x 2.8m)

Carpet floor, double glazed window to rear, radiator.

#### Front Exterior

Slate shingle, concrete path to front door, brick wall boundary.

#### Rear Exterior

Non-bisected private rear garden, concrete path to grass lawn, timber shed, with secondary lawn behind, timber fence boundaries.

#### Services

Mains gas, electric, water, drainage

#### Council Tax

Great Yarmouth Borough Council - Band A

#### Tenure

Freehold

#### 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 Colomb Road where the property can be found on the left hand side.

#### What 3 Words

///grandest.unlisted.rider

#### Ref

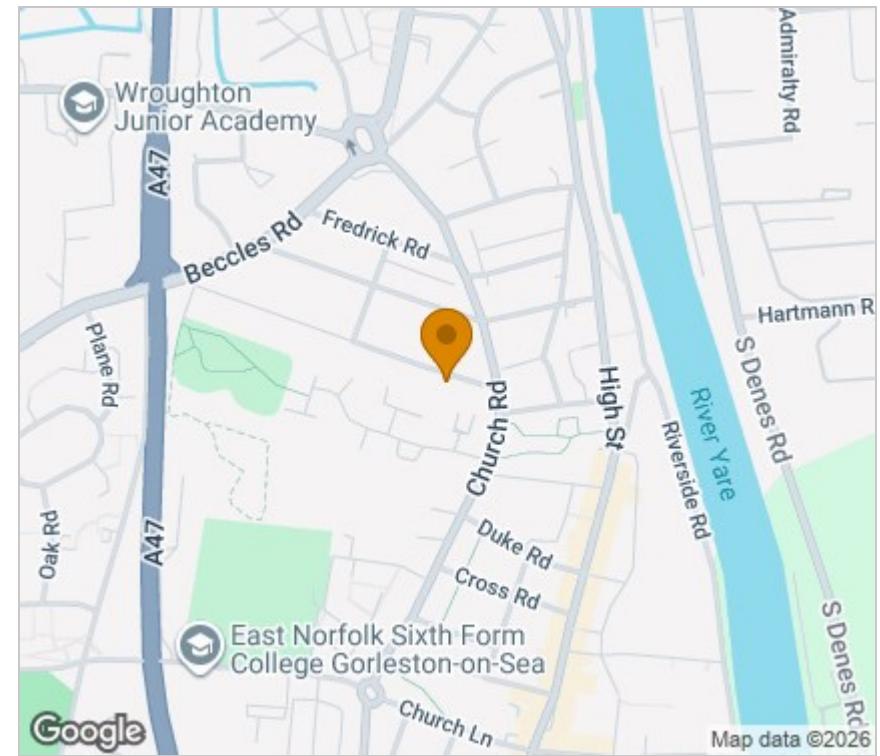
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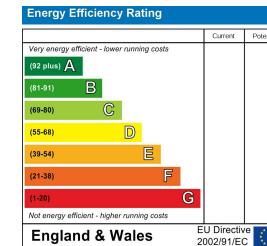
## Floor Plan



## 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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