



Aldreds
Estate Agents

12 Blackwall Reach

Gorleston, Great Yarmouth, NR31 6SA

£130,000



12 Blackwall Reach

Gorleston, Great Yarmouth,

This Grade II Listed mid-terraced house is conveniently located close to Gorleston High Street with a larger than average west facing rear garden. The property offers accommodation over three floors including a sitting/dining room, kitchen, ground floor shower room, 2 first floor bedrooms and a second floor bedroom. The property has some gas heating and would benefit from improvement. No onward chain.

Sitting Room

14'9" x 13'1" (4.50m x 3.99m)

UPVC entrance door with double glazed panel. Brick fireplace with a gas fire and raised brick plinths either side. Built-in cloaks/storage cupboard. Door to stairs to first floor landing. UPVC double glazed window to front aspect.

Kitchen

11'6" x 9'7" (3.51m x 2.92m)

Marble effect rolled top work surfaces with cupboards and drawers below. Stainless steel single drainer sink. Space for gas cooker. Utility space below worktop with plumbing for washing machine and a further space for refrigerator. Matching wall cupboards. Tiled floor. Tiled walls. UPVC double glazed window to rear aspect.

Rear Lobby

Tiled floor. UPVC door with double glazed panel to the rear garden.

Shower Room

Fully tiled walls and a corner shower enclosure with a mixer shower and sliding screen doors. White WC and pedestal wash basin with mixer tap. Tiled floor. Radiator. Wall mounted gas fired boiler providing hot water. UPVC double glazed window to side.

First Floor

Landing

Door to stairs to second floor.

Bedroom 1

14'11" x 9'8" + 8'10" x 3'2" (4.55m x 2.95m + 2.69m x 0.97m)

Wall mounted gas heater. Built-in wardrobe/storage cupboard. UPVC double glazed window to front aspect.

Bedroom 2

9'7" x 8'11" + 4'6" x 2'8" (2.92m x 2.72m + 1.37m x 0.81m)

Wall mounted gas heater. UPVC double glazed window to rear aspect.





En-suite WC
4'8" x 2'5" (1.42m x 0.74m)
White WC.

Second Floor

Bedroom 3
12'2" x 9'5" (3.71m x 2.87m)
Open storage cupboard. Single glazed window to front aspect.

Outside

A gate opens to the front garden which has been concreted for low maintenance with flower and shrub beds. The rear garden is West facing, enclosed and laid to lawn with flower and shrub borders and paved patio area. A pathway leads towards the rear boundary to a gate for pedestrian access from the rear. Please note that the photograph of the rear of the property shows the adjoining property number 13.

Tenure
Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band A

Location

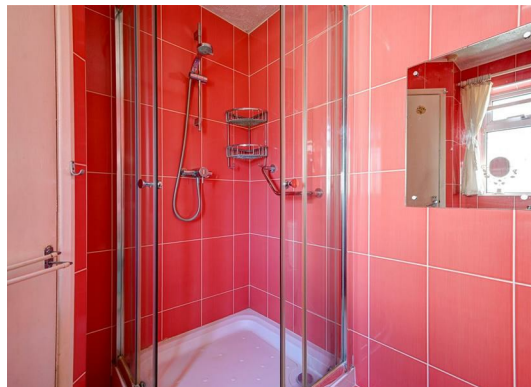
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach. This property is located in a Conservation Area.

Directions

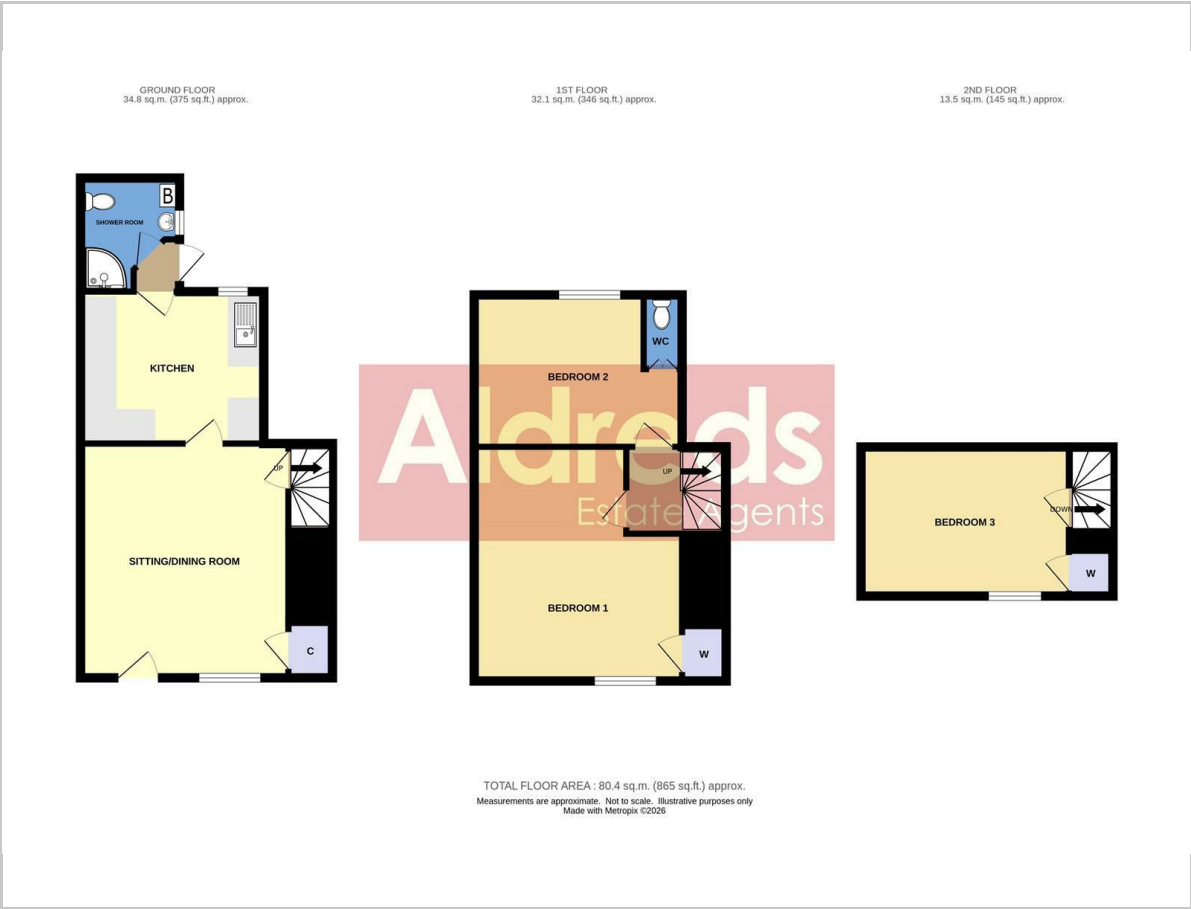
Heading south on Gorleston High Street, turn left at the traffic lights onto Baker Street. Blackwall Reach is the first turning on the left. The property will be found on the left hand side.

what3words
///learn.sprinkler.hydratation

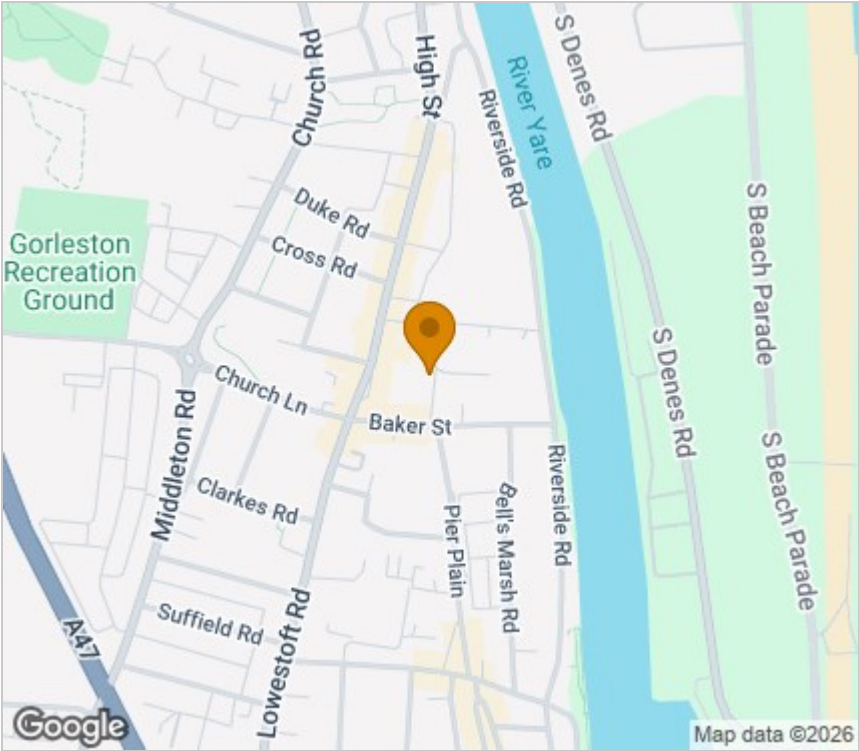
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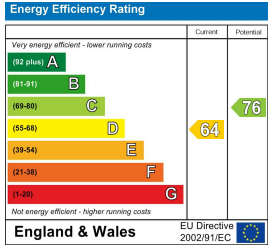
Floor Plan



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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