



Aldreds
Estate Agents

22 Mariners Close

Gorleston, Great Yarmouth, NR31 6TU

£160,000



22 Mariners Close

Gorleston, Great Yarmouth, NR31 6TU

With a conservatory to rear we offer this spacious, ex local authority two bedroom mid terrace house in this convenient location for James Paget Hospital and Gorleston Beach. Entrance hall, lounge/diner, kitchen and a conservatory on the ground floor. The first floor offers a landing, two bedrooms, shower room and WC. Gas central heating and double glazing. Gardens and communal parking. Offered with no chain

Entrance Porch

Stairs to landing, door to front, under stair cupboard

Lounge/Diner

23'7" x 11'5" max 8'10" min (7.2 x 3.5 max 2.7 min)

Double glazed window to front aspect, storage cupboard, two radiators

Kitchen

10'5" x 8'10" (3.2 x 2.7)

Base units with worktops, sink with drainer, electric cooker point, plumbing for washing machine

Conservatory

14'10" x 8'3" (4.54 x 2.54)

Brick based with sealed unit double glazing, French doors to garden

Landing

Loft access, two storage cupboards

Bedroom 1

17'8" max x 9'5" (5.4 max x 2.89)

Storage cupboard, double glazed window to front aspect, radiator

Bedroom 2

13'9" x 9'4" (4.2 x 2.87)

Double glazed window to rear aspect, radiator





Shower Room

5'6" x 4'11" (1.7 x 1.5)

Shower, hand basin, opaque double glazed window to rear aspect

WC

Low level WC

Outside

Front garden. Rear garden with timber shed. Communal parking

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.

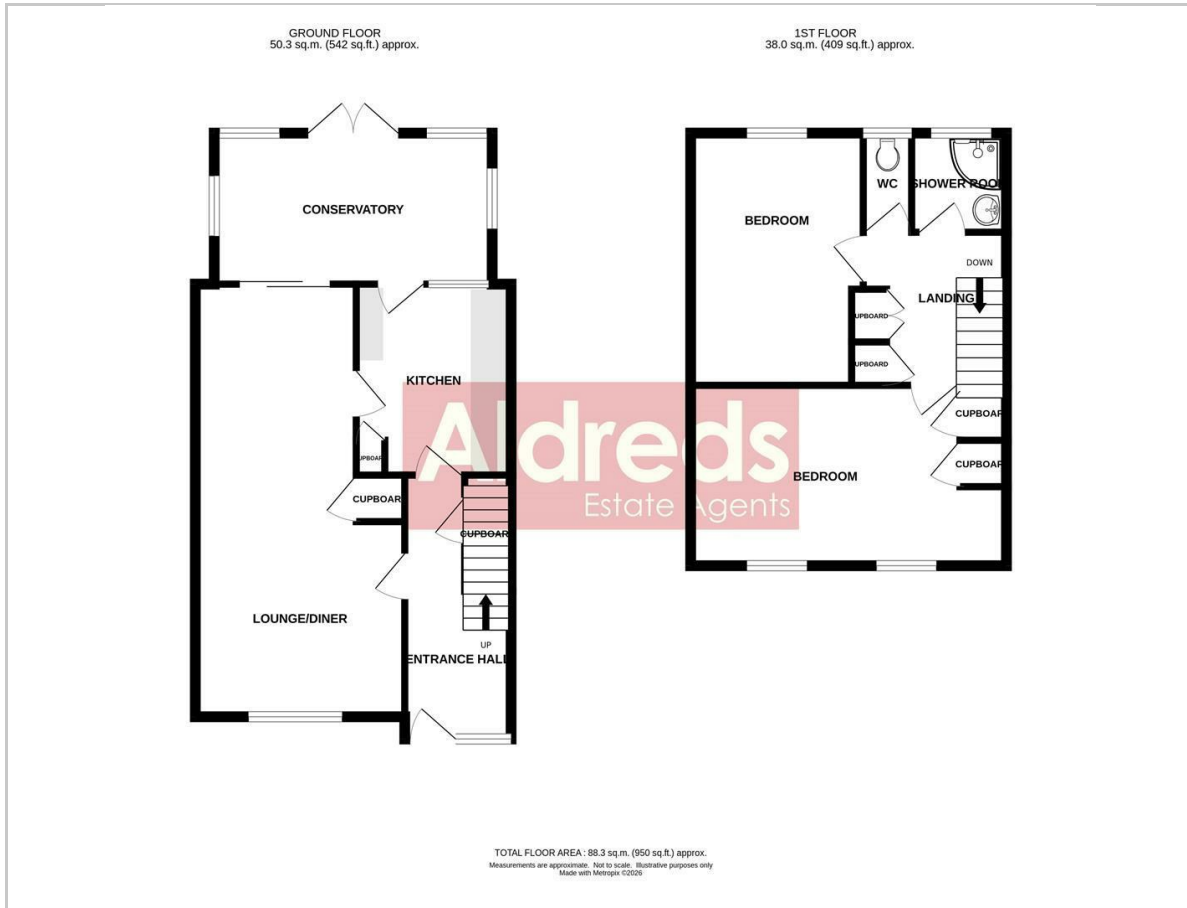
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the the next roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road, turn immediately right into Kennedy Avenue, at the 'T' junction turn left into Mariners Compass, Mariners Close is on the left

Ref G18443/01/26



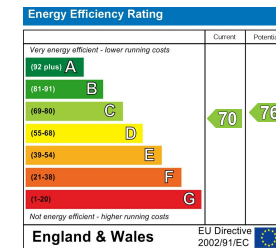
Floor Plan



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.

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.

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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA