



80 Mill Lane

Bradwell, Great Yarmouth, NR31 8HR

Guide Price £240,000 - £250,000



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Guide Price £240,000-£250,000. This 3 bedroom detached bungalow stands on a corner plot and is offered for sale with no onward chain. The property has gas central heating, UPVC double glazed windows and offers great potential for improvement.

Entrance Hall

UPVC entrance door with UPVC double glazed side panel. Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Loft access hatch.

Lounge/Diner

19'11" x 11'5" max, 7'11" min (6.07m x 3.48m max, 2.41m min)

Two radiators. Gas fire with back boiler. Television point. UPVC double glazed windows to front and side aspects.

Kitchen

9'1" x 7'8" (2.77m x 2.34m)

Worktops with cupboards and doors below. Single drainer sink with mixer tap. Tiled splashbacks. Space for electric cooker. Utility space with plumbing for washing machine. Space for fridge/freezer. UPVC double glazed window to side aspect. UPVC door to the driveway.

Bedroom 1

10'11" x 8'11" (3.33m x 2.72m)

Radiator. Television point. UPVC double glazed window to rear aspect.

Bedroom 2

10'11" x 8'7" (3.33m x 2.62m)

Radiator. Television point. UPVC double glazed window to side aspect.

Bedroom 3

7'9" x 6'11" (2.36m x 2.11m)

Radiator. UPVC double glazed window to side aspect.

Wet Room

5'11" x 5'5" (1.80m x 1.65m)

Electric shower unit and drainer floor. White WC and suspended wash basin. Part tiled walls.

Radiator. Extractor. UPVC double glazed window to side.

Outside

There are lawned gardens to the front and side of the property with established shrubs. A long driveway leads to a detached garage in need of repair with double doors. Two timber built garden sheds.





Agent's Notes

Interested parties should be aware that Japanese Knotweed has been identified in an area beside the garage. The vendors have already instigated and paid for a treatment plan. The first two sprays have been completed this year, with the next scheduled for May/June 2025. The treatment plan then covers 2 sprays per year for 2 years, followed by 2 years of monitoring. The treatment plan is insurance backed until 2034 and transferrable to a new owner.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

Energy Performance Certificate (EPC)

EPC rating: E (54), potential rating: B (85)

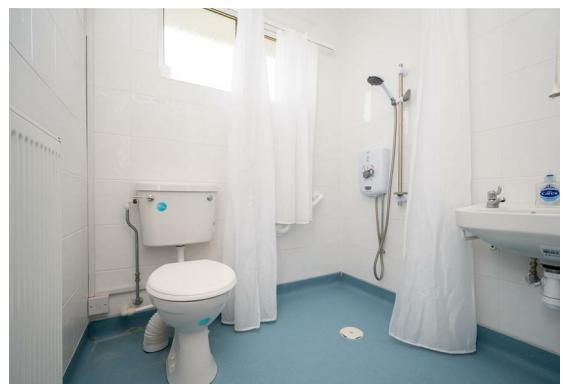
Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

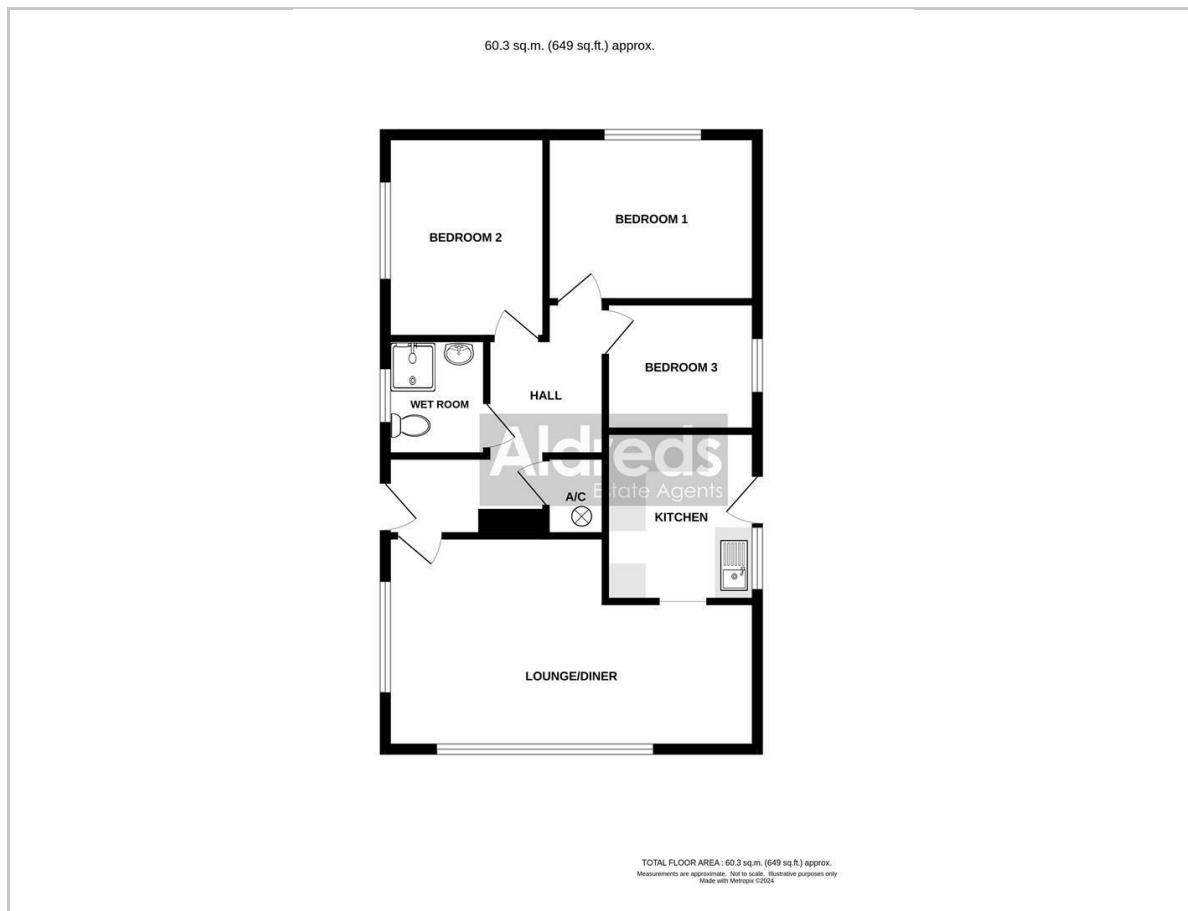
Directions

From the Gorleston office head South along the High Street and at the traffic lights turn right into Church Lane. Continue over the roundabout and over the next set of traffic lights onto Crab Lane. At the 'T' junction turn left onto Beccles Road. At the traffic lights turn right onto Mill Lane, After a few hundred yards, Mill Lane bears round to the left and then take the first right, remaining on Mill Lane. The property will be found on the right hand side on the corner of the entrance to Rowan Close.

Ref: G18095/07/24



Floor Plan



Viewing

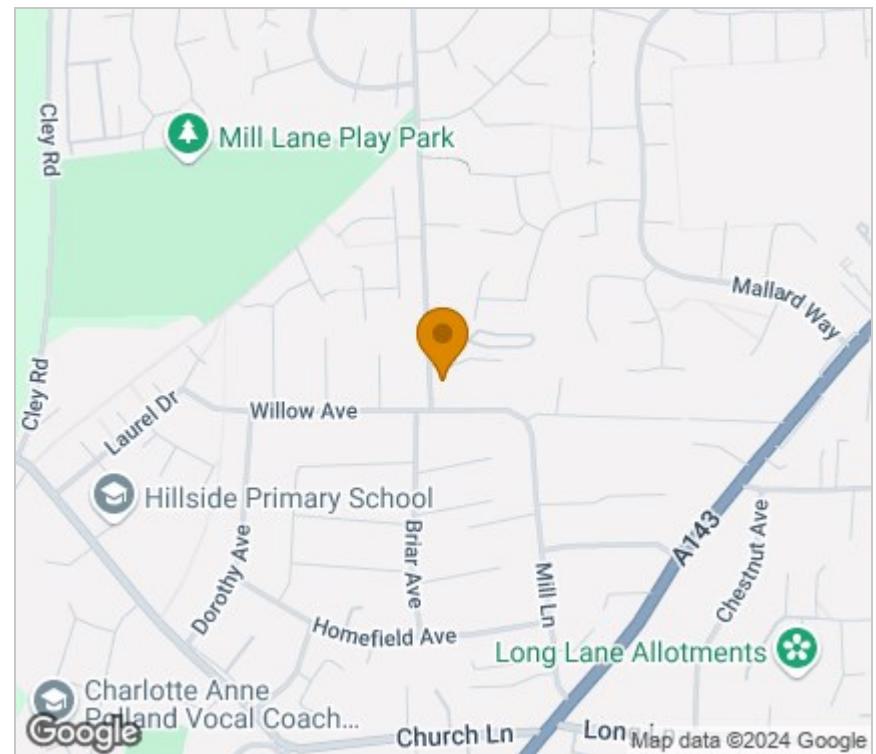
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

