

Aldreds
Estate Agents



50 Brasenose Avenue

Gorleston, NR31 7EL

£205,000



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This well-presented three bedroom end of terrace home is offered to the market chain free and provides spacious, versatile accommodation ideal for families, first-time buyers or investors alike. The property features a generous lounge, a modern kitchen/diner perfect for everyday living and entertaining, along with a useful utility room located just off the kitchen. Upstairs, the bedrooms are conveniently positioned off the landing, creating a practical and well-balanced layout throughout.

Externally, the property benefits from a private and enclosed rear garden, ideal for relaxing or outdoor dining, as well as a driveway providing off-road parking for two vehicles. Further benefits include gas central heating and excellent access to local transport links, schools and nearby amenities, making this an attractive home in a convenient residential location.

Entrance hall

Laminate floor, double glazed door and window to front, stairs to first floor, access to lounge and kitchen/diner

Lounge

10'2" x 17'4" (3.1m x 5.3m)

Laminate floor, double glazed windows to front and rear, two radiators, electric fire.

Kitchen/Diner & Utility

5'10" (12'1" max) x 18'0" (1.8m (3.7m max) x 5.5m)

Laminate floor, double glazed sliding door to rear, radiator, space for washing machine, dish washer and tumble drier, laminate counter tops with under and over storage, integrated gas hob and oven, fridge freezer and sink and draining board, under stairs cupboard.

Landing

Carpet floor, loft hatch, access to 3 bedrooms and bathroom.

Bedroom 1

12'1" x 8'10" (3.7m x 2.7m)

Carpet floor, double glazed window to front, radiator.

Bedroom 2

10'2" x 8'2" (3.1m x 2.5m)

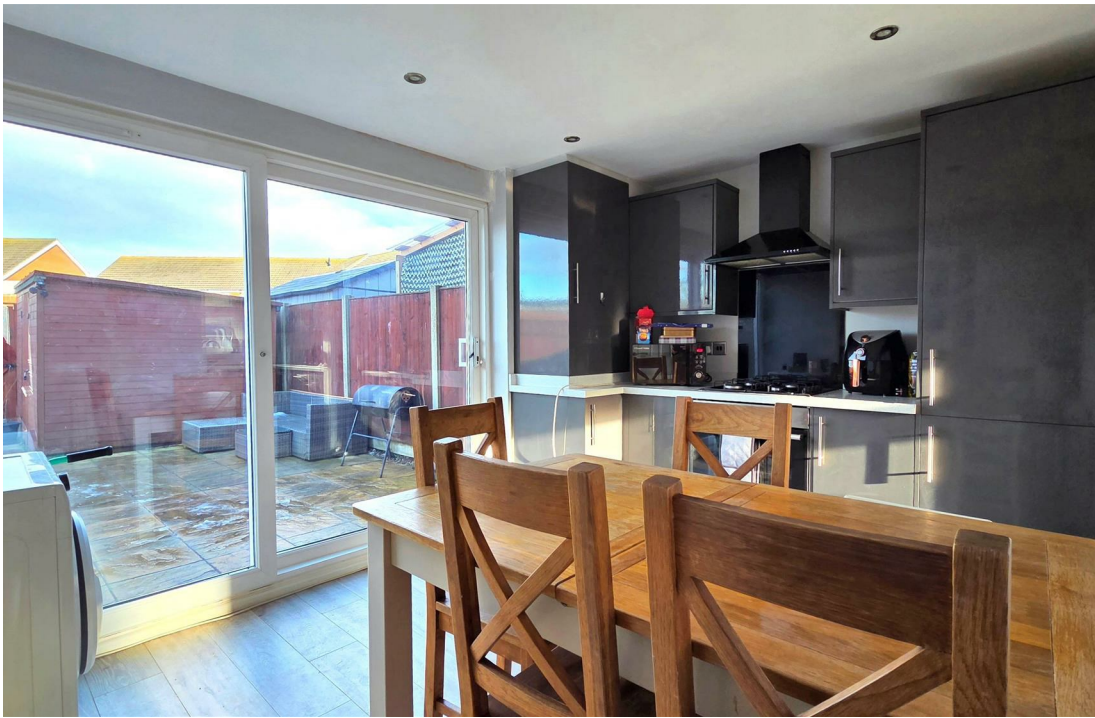
Carpet floor, double glazed window to rear, radiator.

Bedroom 3

5'10" x 12'5" (1.8m x 3.8m)

Carpet floor, double glazed window to front, radiator.





Bathroom

11'5" x 4'7" (3.5m x 1.4m)

Vinyl floor, corner bath, WC, basin with vanity, shower cubicle, double glazed window to rear.

Outside Front

Combination of brick weave and gravel driveway, brick wall boundaries.

Outside Rear

Grass lawn, concrete patio seating area, timber fence boundaries with rear access gate, timber shed.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

Location

Great Yarmouth 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

Head south on High Street and turn right at the traffic lights onto Church Lane. Proceed over the roundabout (2nd exit) and at the next traffic lights, turn left onto Magdalen Way. Continue past the shops and turn right onto Herford Way. Turn left onto Brasenose Avenue. Continue past Girton Road on the right and turn right onto the narrow road where number 50 will be found on the right hand side.

What 3 Words

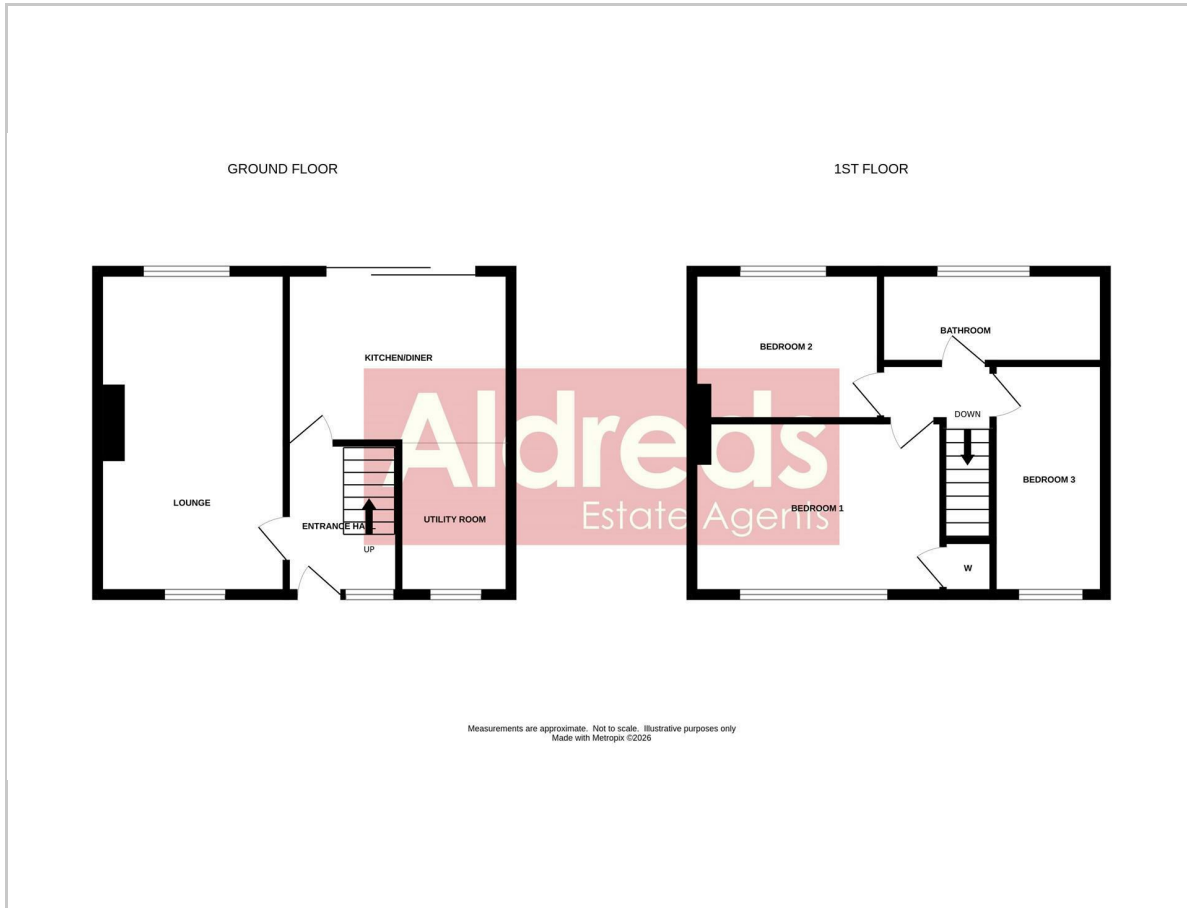
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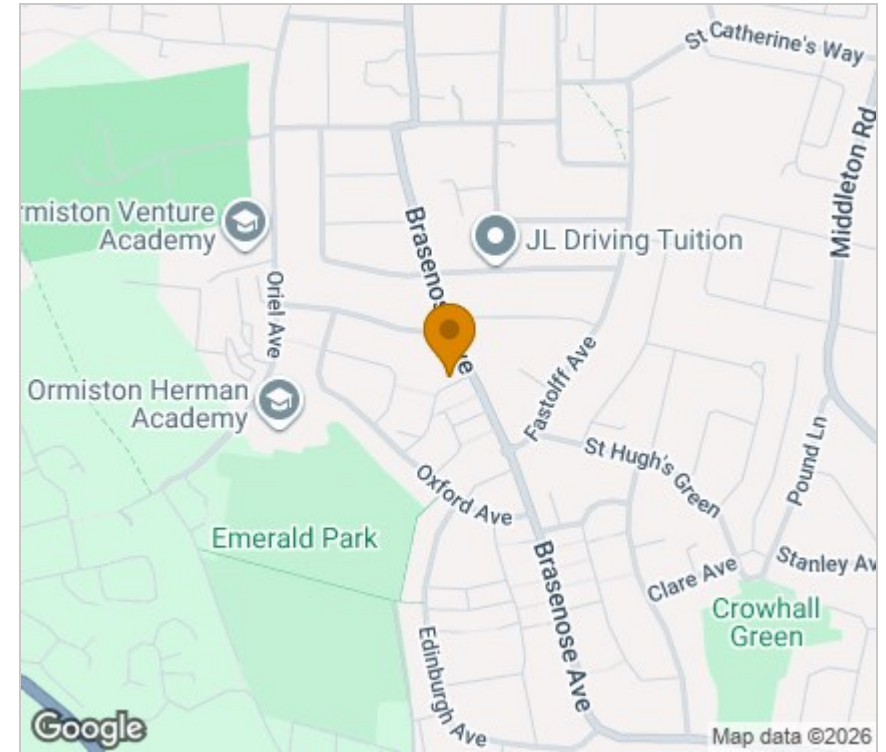
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Floor Plan



Area Map



Viewing

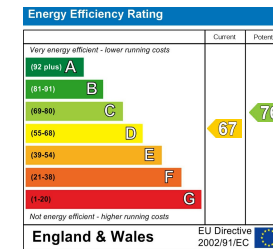
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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