Aldreds
Estate Agents

56 Leman Road

Gorleston, NR31 6DE

£175,000

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Situated in a quiet and sought-after location overlooking the green, this generously proportioned three-bedroom terrace house offers spacious accommodation throughout and is ideally positioned close to local amenities. The property benefits from gas central heating, a convenient downstairs WC, and well-balanced living space perfect for families or first-time buyers alike.

Located just a short distance from Gorleston beach and with James Paget Hospital nearby, the home is also well placed for excellent transport links and everyday conveniences. Offering both comfort and practicality in a desirable setting, this is a fantastic opportunity to secure a well-presented home in a popular residential area.

Entrance Hall

Vinyl floor, double glazed door to front, stairs to first floor, access to lounge, kitchen, cloakroom, and built in storage cupboard.

Cloakroom

Vinyl floor, double glazed window to front, WC, basin, radiator.

Lounge

17'8" x10'9" (5.40m x3.28m)

Double glazed door and window to rear, radiator, carpet floor.

Kitchen

11'8" x 15'5" (3.58m x 4.70m)

Vinyl floor, radiator, double glazed window to front, laminate counter tops with under and over counter storage, sink and draining board, integrated oven with ceramic hob, fridge freezer, cupboard housing wall mounted boiler.

First Floor Landing

Carpet floor, radiator, access to three bedrooms, bathroom, loft hatch, storage cupboard.

Bedroom 1

8'9" x 14'7" (11'8" x 14'7" max) (2.69m x 4.45m (3.58m x 4.45m max))

Carpet floor, double glazed window to rear, radiator.

Bedroom 2

11'7" x 12'4" (max) (3.54m x 3.78m (max))

Carpet floor, double glazed window to front, radiator.

Bedroom 3

8'9" x 8'7" (2.68m x 2.64m)

Carpet floor, double glazed window to rear, radiator.

Bathroom
5'10" x 6'8" (1.78m x 2.05m)
Laminate floor, double glazed window to front, WC, basin, bath tub with wall mounted shower and glass screen, radiator.

Outside Front
Timber fence boundaries, gravel area, concrete path to front door, on street parking.

Outside Rear
Patio seating area, grass lawn, timber fence boundaries, rear access gate, plant beds with various shrubs.

Council Tax
Great Yarmouth Borough Council - Band A

Tenure
Freehold

Services
Mains gas, water, electric, drainage

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.

Direction
From the Gorleston office head south along the High Street, turn right in to Church Lane, at the roundabout turn left in to Middleton Road, at the roundabout turn right in to Lowestoft Road, at the traffic lights turn left in to Bridge Road, turn left in to Leman Road where the property can be found towards the end on the right.

What 3 Words
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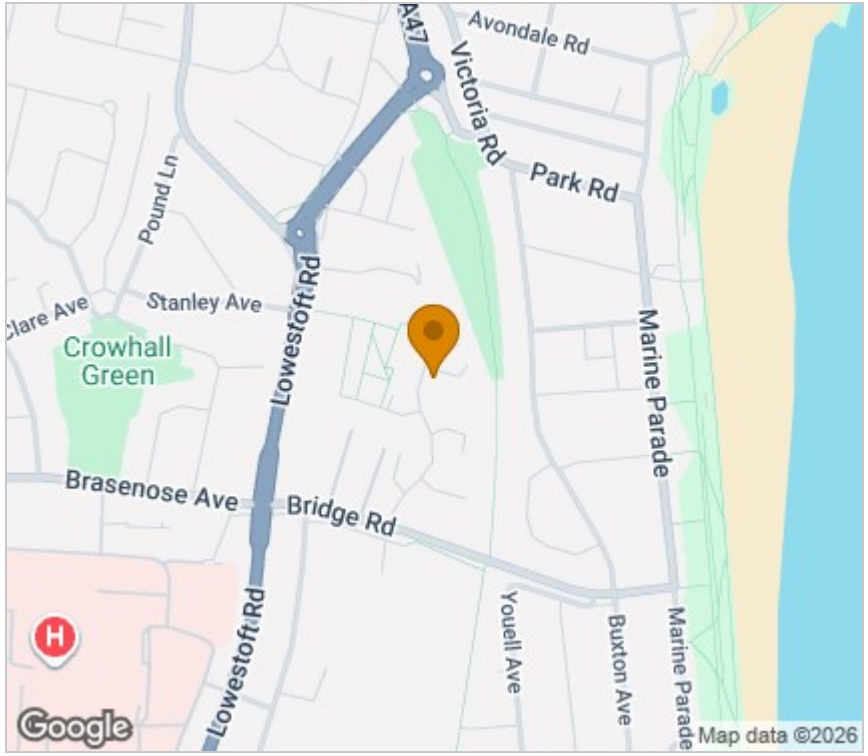
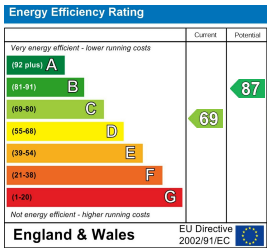
Ref
G18528/05/26

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.

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