

Aldreds
Estate Agents



41 Chestnut Avenue, Bradwell, Great Yarmouth, NR31 8PL

£200,000





£200,000

41 Chestnut Avenue

Bradwell, Great Yarmouth, NR31 8PL

- Extended Semi-Detached House
- 23'3" Lounge/Diner with Wood Burner
- Bathroom with Separate Shower Cubicle
- UPVC Double Glazed Windows
- Enclosed Rear Garden
- 2 Double Bedrooms
- Kitchen & Breakfast Room
- Gas Central Heating
- Brickweave Driveway
- Viewing Recommended

This extended semi-detached house offers very well presented accommodation including a 23'3" lounge/diner with a wood burner, breakfast room and kitchen, bathroom with a separate shower cubicle and 2 double bedrooms. The owner has carried out improvements such as the installation of a gas fired combination boiler, UPVC fascias and guttering, bathroom suite and a new driveway. The property also has UPVC double glazed windows.



Entrance Lobby

UPVC entrance door with double glazed panel. Laminate floor.

Breakfast Room 12'5" x 11'3" (3.78m x 3.43m)

including open tread staircase to first floor landing. Laminate floor. Radiator. Wall mounted gas fired combination boiler. Feature fire surround. Coved and textured ceiling. UPVC double glazed window to side aspect.

Kitchen 16'0" x 6'0" (4.88m x 1.83m)

Worktops with a range of cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards. Space for electric cooker. Tall cupboard for fridge and freezer. Utility space below worktop with plumbing for washing machine. Laminate floor. Radiator. Coved and textured ceiling. UPVC double glazed window and door to the rear garden.





Lounge/Diner 22'3" x 12'6" (6.78m x 3.81m)

Radiator. Wood burner. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect. Bay with UPVC double glazed windows to front aspect.

Bathroom 12'1" x 5'11" (3.68m x 1.80m)

Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment. Wash basin with cupboard below. WC. Tiled shower cubicle with a mixer shower, shower attachment and waterfall fitting above. Tiled floor. Radiator. Coved and textured ceiling with loft access hatch. UPVC double glazed window to rear.

First Floor

Landing

Bedroom 1 12'5" x 11'2" (3.78m x 3.40m)

Laminate flooring. Radiator. Two double wardrobes with overhead cupboards and a vanity desk with drawer and fitted mirror above. Door to remaining loft space. Coving. Smooth plaster ceiling. UPVC double glazed windows to front and side aspects.

Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, continue into Bradwell, turn left into Chestnut Avenue where the property can be found on the left hand side.



Bedroom 2 12'5" x 8'8" (3.78m x 2.64m)

Laminate floor. Radiator. Built-in wardrobe. Coving. Smooth plaster ceiling. UPVC double glazed windows to side and rear aspects.

Outside

The front garden has been landscaped and there is a brick weave driveway which widens to the front of the property and leads down the side. The rear garden is enclosed by fencing and laid to lawn with a paved patio area and raised brick flower and shrub bed. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

Location

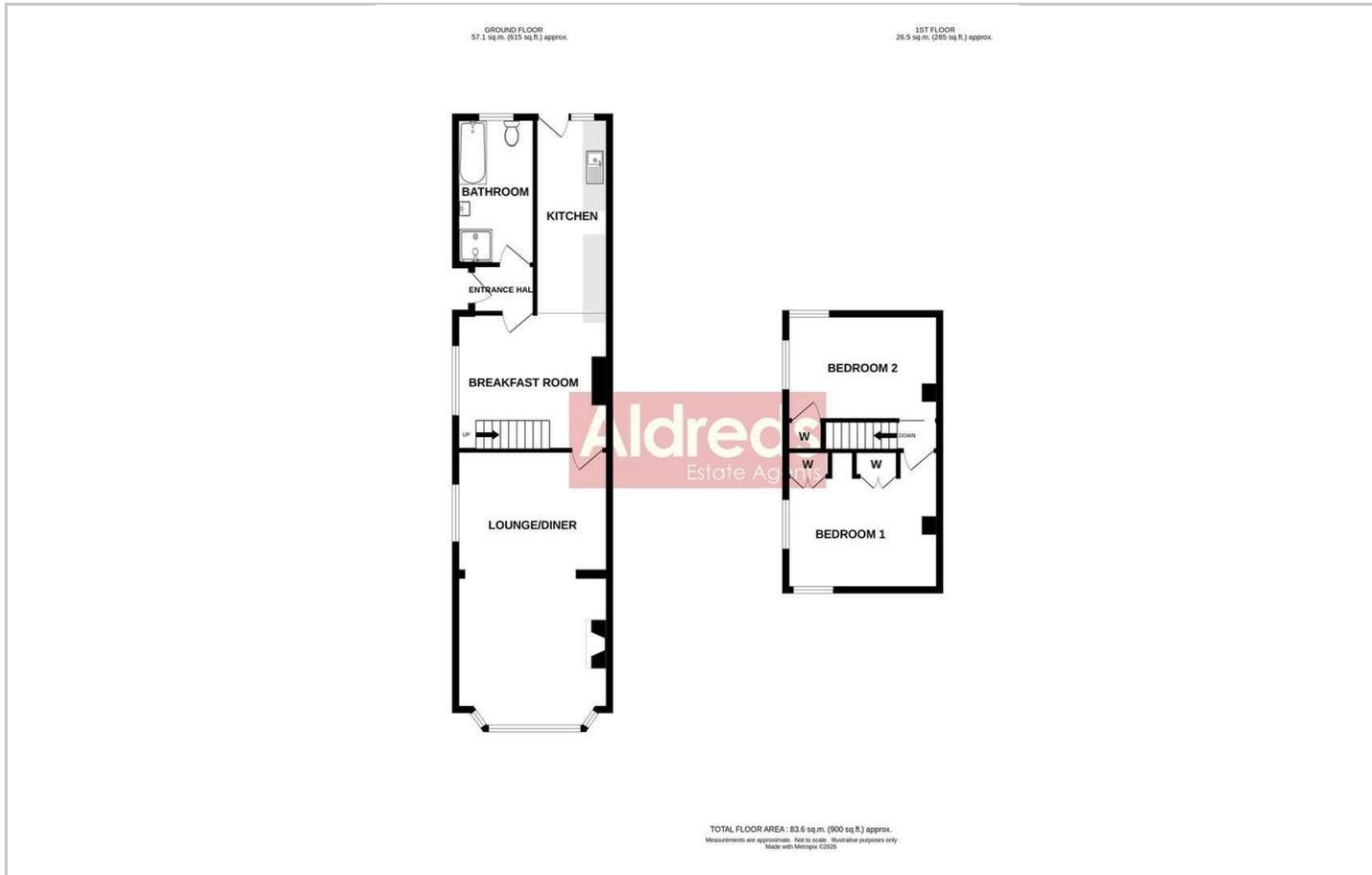
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

what3words

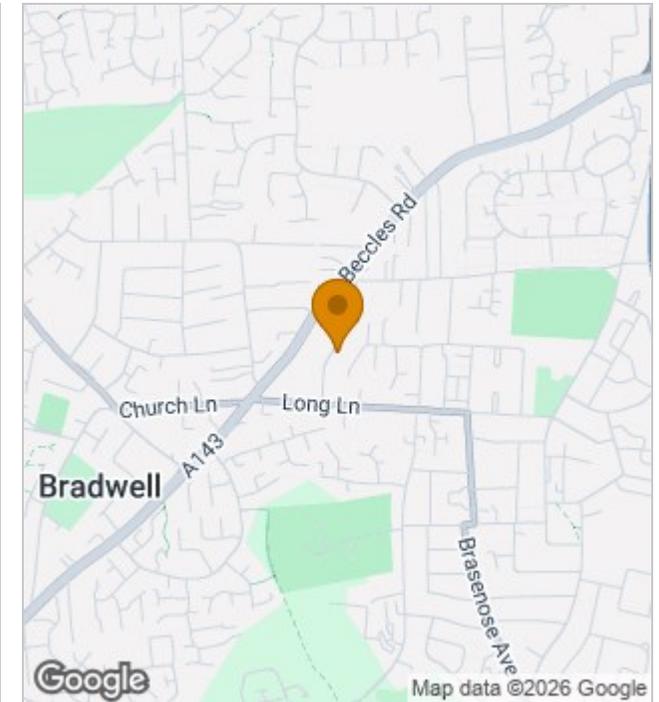
///jumbo.putty.heats

Ref: G18445/01/26

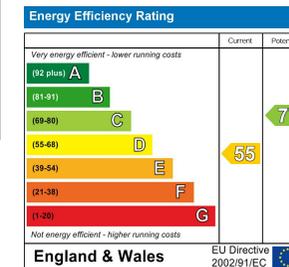
Floor Plans



Location Map



Energy Performance 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