



8 Recreation Road  
, Gorleston on Sea, NR31 6LX  
Offers Over £160,000



# 8 Recreation Road

, Gorleston on Sea, NR31 6LX

Sitting on the desirable Recreation Road, Aldreds are pleased to offer this spacious, well presented two bedroom mid terrace house, offered for sale with no onward chain. Accommodation includes an entrance porch, spacious lounge/dining room, kitchen and ground floor bathroom. The property benefits from gas central heating and sealed unit double glazing. From the rear garden there is a gate to a rear access lane behind.

## Entrance Porch

Door to front, double glazed window to side aspect.

## Lounge/Dining Room

Stairs rising to landing, understairs cupboard, double glazed window to front aspect, two radiators.

## Kitchen

**10'0" x 6'8" (3.05 x 2.03)**

base and wall mounted storage units with roll top work surfaces over, door to rear, gas cooker point, double glazed window to rear aspect, plumbing for washing machine, part tiled walls, stainless sink and drainer, door to:-

## Bathroom

**9'9" x 5'5" (2.97 x 1.65 (2.98 x 1.66))**

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, storage cupboard, tiled floor, opaque double glazed window to rear aspect.

## Landing

### Bedroom 1

**13'11" x 10'1" (4.24 x 3.07)**

Double glazed window to front aspect, radiator.

### Bedroom 2

**10'9" (3.28)**

Double glazed window to rear aspect, radiator.





## Outside

To the front of the property there is a paved garden with bushes, shrubs and plants. To the rear of the property there is an astro turf garden, paved patio, timber shed.

## Tenure

Freehold.

## Services

Mains water, electric, gas and drainage.

## Council Tax

Great Yarmouth Borough Council - Band A

## 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

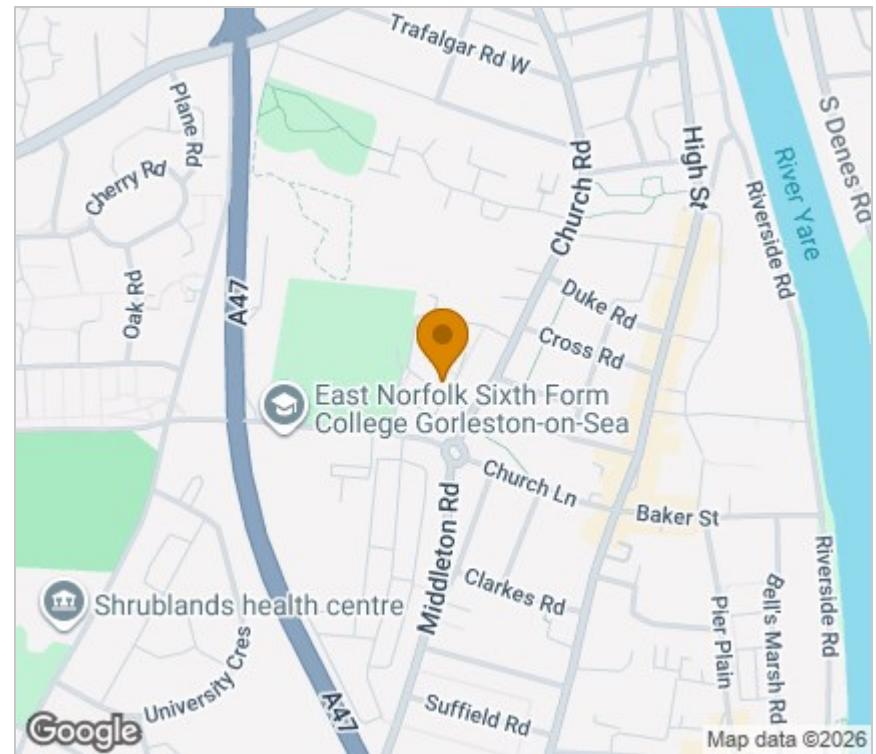
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, turn left into Recreation Road where the property can be found on the right hand side.

Ref: G18439/01/26

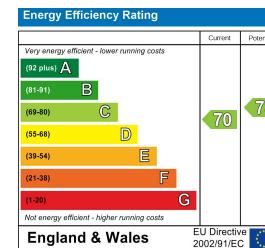
## Floor Plan



## 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.

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