Aldreds
Estate Agents

82 Trafalgar Road West, Gorleston NR31 8BS

£135,000

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- Over Passage Victorian Mid Terraced House
- 2 Double Bedrooms
- En-suite Bathroom
- En-suite Shower Room
- Sitting Room
- Dining Room
- Stylish Kitchen & Utility Room
- Gas Central Heating & UPVC Double Glazing
- South/South-West Facing Rear Garden
- No Onward Chain

This Victorian over-passage mid terraced house is offered for sale with no onward chain and benefits from a good size, low maintenance south/south-west facing bisected rear garden. The well presented accommodation includes 2 double bedrooms, en-suite shower room, en-suite bathroom, sitting room, dining room, a stylish kitchen and separate utility room. In addition, the property benefits from gas central heating and UPVC double glazing.

Sitting Room 11'7" x 10'10" (3.53m x 3.30m)

UPVC entrance door. Radiator. Cable television point. Telephone point. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Inner Hallway

Stairs to first floor landing.

Dining Room 11'8" x 9'3 (3.56m x 2.82m)

Radiator. Built-in understairs storage cupboard. Coved and textured ceiling. UPVC double glazed window through to the utility room. Opening through to kitchen.

Kitchen 10'9" x 5'5" (3.28m x 1.65m)

Wood effect worktops with matching upstands and cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Matching wall cupboards and tall unit with cupboards above and below a built-in fan assisted oven and grill. Four burner gas hob with an extractor above. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Utility Room 7'5" x 5'3" (2.26m x 1.60m)

Tiled floor. Worktop and utility spaces below with plumbing washing machine and tumble dryer. Smooth plaster ceiling with inset spotlights. Coving. Roof skylight. UPVC double glazed door and window to rear.

First Floor

Landing

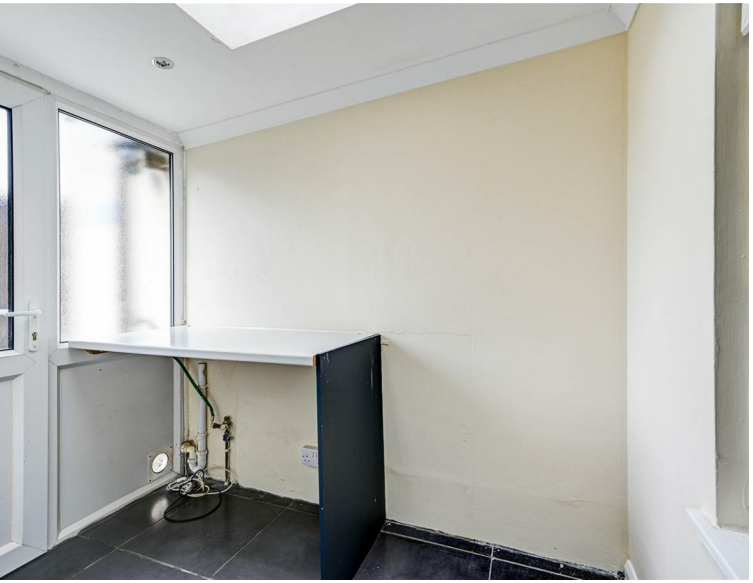
Doors to bedrooms 1 and 2.

Bedroom 1 15'7" x 9'4" (4.75m x 2.84m)

Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect.

En-suite Bathroom 9'5" x 7'5" (2.87m x 2.26m)

White suite comprising panelled bath with tiled surround and a mixer tap with shower attachment above. Pedestal wash basin. WC. Radiator. Shaver point. Built-in cupboard with a wall mounted gas fired combination boiler. Extractor. UPVC double glazed window to rear.



Bedroom 2 11'7" x 10'10" (3.53m x 3.30m)
Radiator. Built-in over stairs wardrobe with hanging rails and loft access hatch. Coved and textured ceiling with spotlights. UPVC double glazed window to front aspect.

En-suite Shower Room 13'7" x 3'7" (4.14m x 1.09m)
Shower cubicle with an electric shower unit and screen door. Extractor. Wash basin with waterfall mixer tap, cupboard below and tiled splashback. White Saniflo WC. Radiator. Extractor. Coved and textured ceiling with inset spotlights. UPVC double glazed window to front aspect.

Outside
The small front garden has an artificial lawn. There is an enclosed bisected south/south-west facing rear garden with an artificial lawn, paved patio area and two garden sheds.

Tenure
Freehold.

Services
Mains water, gas, electricity 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 Aldreds Gorleston office head south along the High Street, turning right at the traffic lights onto Church Lane. At the roundabout turn right into Church Road. Turn left onto Trafalgar Road West where the property will be found on the left hand side.

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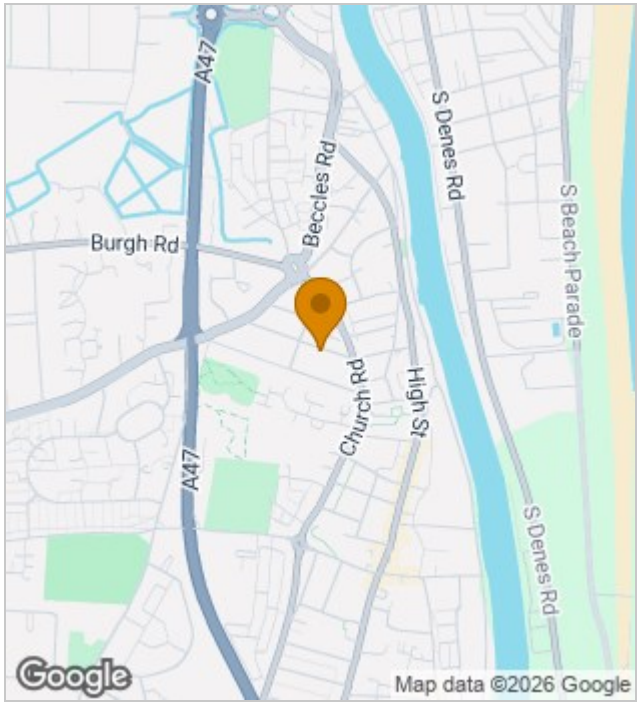
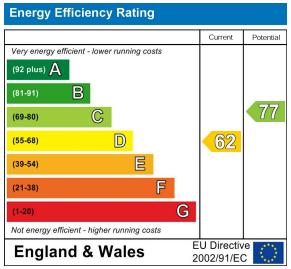
Floor Plans

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.

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