

**Aldreds**  
Estate Agents



133 El Alamein Way

, Bradwell, NR31 8SX

£165,000



## 133 El Alamein Way

, Bradwell, NR31 8SX

This well-presented two bedroom mid-terrace house is offered to the market chain free and is ideally suited to first-time buyers, downsizers or investors alike. The property features a welcoming porch entrance, a generously sized lounge and kitchen and benefits from gas central heating throughout, providing comfortable and practical living space.

Externally, the home enjoys a quiet cul-de-sac position in a desirable location, with the rare advantage of a private driveway for one vehicle plus two additional allocated off-road parking spaces. Conveniently situated close to local amenities and transport links, this is a fantastic opportunity to secure a home in a sought-after setting.

### Porch

Tiled floor, double glazed window to front, double glazed door to side, radiator, access to lounge, electric consumer unit.

### Lounge

15'10" x 11'3" (4.83m x 3.45m)

Carpet floor, double glazed window to front, radiator, stairs to first floor, access to kitchen.

### Kitchen

11'6" x 7'8" (3.53m x 2.34m)

Tiled floor, laminate counter tops with under and over counter storage, integrated oven with gas hob and extractor fan, sink and draining board, space for washing machine and fridge freezer. Double glazed window and door to rear, wall mounted gas boiler.

### First Floor Landing

Carpet floor, radiator, loft hatch with drop down ladder, access to 2 bedrooms and bathroom.

### Bedroom 1

11'6" x 8'0" (3.53m x 2.44m)

Carpet floor, double glazed window to rear, radiator.

### Bedroom 2

11'6" x 6'7" (3.53m x 2.01m)

Carpet floor, double glazed window to front, radiator, access to airing cupboard.





### Bathroom

4'9" x 8'10" (1.47m x 2.70m)

Laminate floor, double glazed window to front, radiator, WC, basin, bath tub with tap attachment, wall mounted shower head and curtain.

### Outside Front

Brickweave driveway for one vehicle, decorative shrubs, short brick wall boundary. 2 additional allocated park spaces opposite the property (tandem position).

### Outside Rear

Grass lawn, concrete slab patio with timber shed, timber fence boundaries with exit gate in far left corner.

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### Council Tax

Great Yarmouth Borough Council - Band B

### 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.

### Directions

From the Gorleston office head north along the High Street, continue in to High Road, at the traffic lights turn left on to Beccles Road, at the roundabout take the third entrance in to Burgh Road, continue over the mini roundabout, at the next roundabout turn left and continue in to Mill Lane, turn right into El Alamein Way.

### What 3 Words

///hobbyists.trains.consoled

### Ref

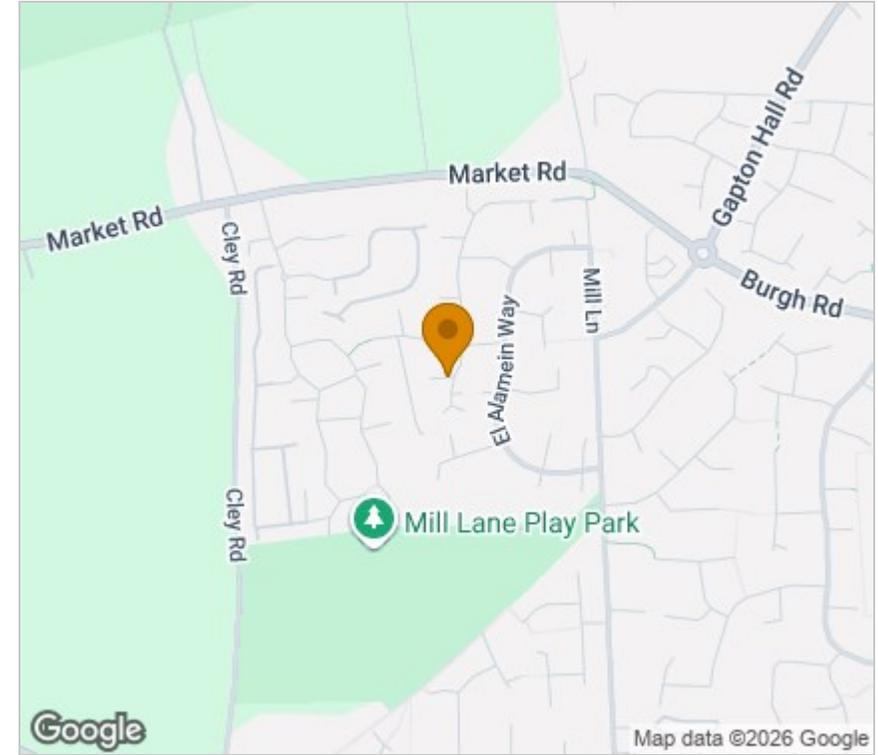
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## Floor Plan



## Area Map



## Viewing

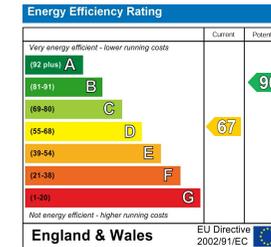
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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