

Aldreds
Estate Agents

7 Burnet Road, Bradwell, Great Yarmouth, NR31 8SL

£165,000

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7 Burnet Road

Bradwell, Great Yarmouth, NR31 8SL

- Excellent First Time Buy
- UPVC Double Glazing
- Bathroom
- Mid Terraced House
- 2 Bedrooms
- Allocated Parking Space
- Kitchen/Diner
- Gas Central Heating
- Long Rear Garden



A 2-bedroom mid terraced house offers accommodation including porch, lounge, kitchen/diner and a bathroom with a shower above the bath. In addition, the property has the benefit of gas central heating, UPVC double glazing, a long rear garden and an allocated parking space.





Entrance Porch 5'4" x 5'2" (1.63m x 1.57m)

UPVC entrance door with double glazed panels. Wood effect laminate floor. UPVC double glazed windows to front and side aspects. Inner door with glazed panels to lounge.

Lounge 11'10" x 11'5" plus recess (3.61m x 3.48m plus recess)

Radiator. Television point. Staircase to first floor landing. Coved and textured ceiling. UPVC double glazed window to front aspect.

Kitchen/Diner 14'7" x 8'10" (4.45m x 2.69m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring electric hob. Utility spaces below worktops with plumbing for washing machine and slimline dishwasher. Space fridge/freezer. Tiled floor. Radiator. Under stairs storage cupboard. Cupboard concealing a wall mounted gas fired combination boiler. Coved and textured ceiling. UPVC double glazed window to rear aspect. UPVC double glazed doors to a paved patio and rear garden.



First Floor

Landing

Bedroom 1 11'6" x 11'4" (3.51m x 3.45m)

Radiator. Television point. Built-in over stairs storage cupboard. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 2 8'11" x 8'3" (2.72m x 2.51m)

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

Bathroom 6'0" x 5'5" (1.83m x 1.65m)

White suite comprising panelled bath with tiled surround and a mixer shower above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Towel radiator. Extractor. Coved and textured ceiling with inset spotlights. UPVC double glazed window to rear.

Directions



Outside
The rear garden is enclosed by fencing and laid partly to lawn with two large paved patio areas and pathways. A gate to the rear boundary leads to a pathway to the parking area where there is one allocated parking space. Outside cold water tap to the rear of the property.

Tenure
Freehold.

Services
Mains water, gas, electricity and 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
Heading south on Gorleston High Street turn right at the traffic lights onto Church Lane Continue over the roundabout and over the next set of traffic lights into Crab Lane. At the 'T' junction turn left into Beccles Road. Continue through the traffic lights, remaining on Beccles Road (A143). Continue past Primrose Way on the left and take the next turning on the left onto Burnet Road. The property will be found on the left hand side.

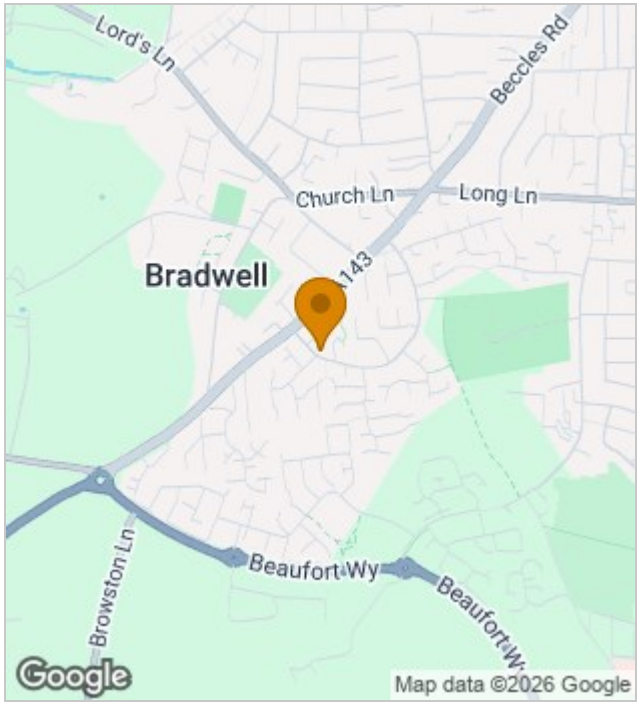
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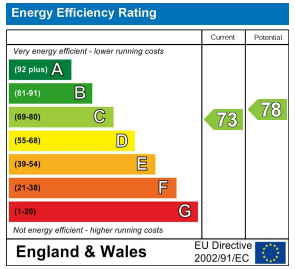
Floor Plans



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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