

**Aldreds**  
Estate Agents

2 Hazel Way

Gorleston, Great Yarmouth, NR31 8LP

Offers Over £152,000





## 2 Hazel Way

Gorleston, Great Yarmouth, NR31 8LP

A well presented two bedroom semi detached house with garage and garden sitting in this convenient location. The property has an entrance hall, lounge, large kitchen and a first floor bathroom. Electric warm air heating and sealed unit double glazing.

### Entrance Hall

Stairs to landing, door to front, understair cupboard.

### Lounge

17'9" x 10'4" (5.43 x 3.16)

Double glazed window to front aspect, double glazed window to rear aspect.

### Kitchen

20'8" x 7'4" max 6'2" min (6.32 x 2.25 max 1.89 min)

Base & wall units with worktops, door to garden, double glazed window to rear aspect, double glazed window to side aspect, part tiled walls, stainless steel sink with drainer, electric hob, electric oven.

### Landing

Loft access.

### Bedroom 1

14'6" minus wardrobe space x 9'1" (4.43 minus wardrobe space x 2.78)

Double glazed window to front aspect.

### Bedroom 2

10'4" x 8'2" (3.17 x 2.5)

Double glazed window to rear aspect.

### Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect.







### Outside

To the front of the property there is a garage with up and over door, pathway to front door. To the rear there is a lawned garden with paved patio area and timber shed.

### Tenure

Leasehold. Offered with the remaining of 999 year lease from 1971 at a ground rent of £30 per annum.

### Council Tax

Band B

### Services

Mains water, electricity, drainage.

### EPC

D Rating - 60

### 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.

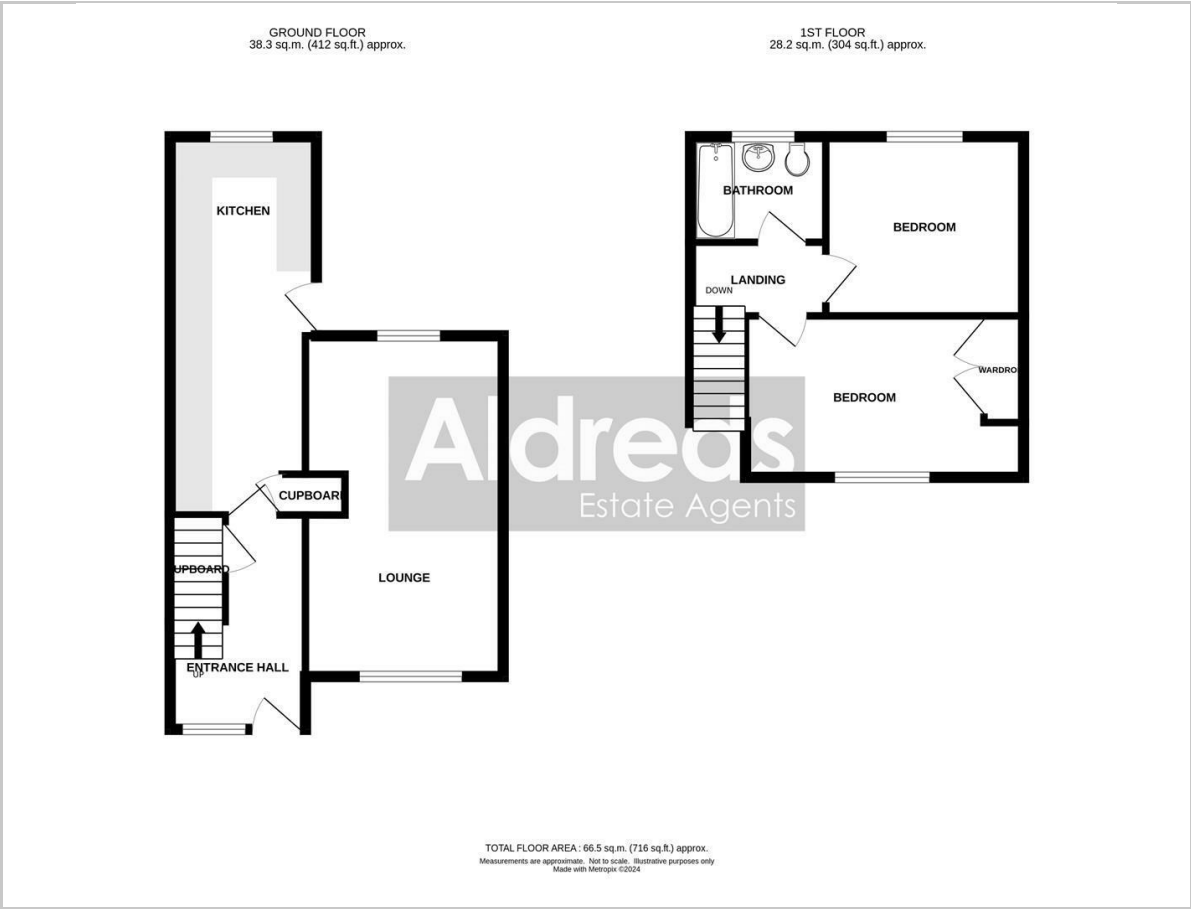
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right in to Church Lane, continue over the roundabout turning right at the traffic lights in to Shrublands Way, turn left in to Almond Road, follow the road around and past the shop, turn right in to Hazel Way.

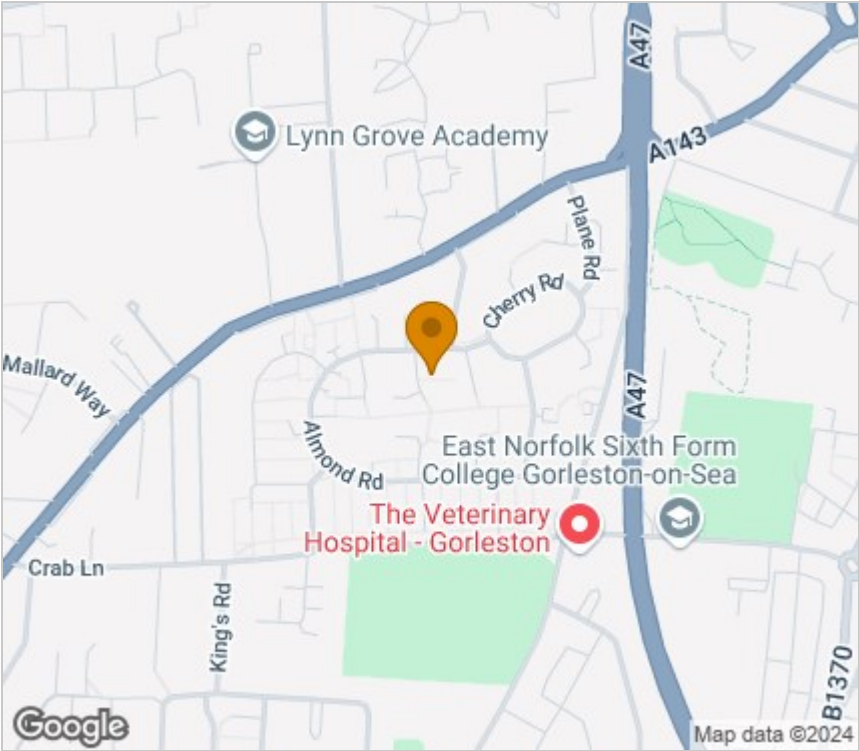
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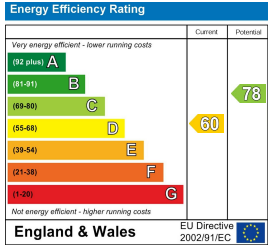
Floor Plan



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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