



Aldreds
Estate Agents

14 Recreation Road

, Gorleston, NR31 6LX

Guide Price £180,000 - £185,000



14 Recreation Road

, Gorleston, NR31 6LX

****Guide Price £180,000-£185,000**** A well-presented, extended two double bedroom mid-terrace house offered chain free and ideally located in the heart of central Gorleston. The property benefits from two generous double bedrooms, a spacious shower room, and the added convenience of a kitchen/diner, separate utility/office room and downstairs WC, making it ideal for first-time buyers, downsizers, or investors alike.

To the rear is an enclosed garden, perfect for relaxing or entertaining, while the location offers easy access to local shops, amenities, and excellent transport links. A great opportunity to purchase a comfortable home in a popular and convenient area.

Porch

Double glazed composite door to front, double glazed window to side, with flooring.

Entrance Hall

Carpet floor, stairs to first floor, access to lounge.

Lounge

12'5" x 10'8" (3.81m x 3.27m)

Carpet floor, double glazed window to front, radiator, access to kitchen/diner.

Kitchen/Diner

13'10" x 8'11" (4.24m x 2.72m)

Vinyl floor, window through to utility/office room, laminate counter tops with wall mounted cupboards with spotlights, under counter storage, integrated oven, hobs and sink with draining board and mixer tap. Space for under counter fridge and chest freezer, radiator, access to understairs pantry cupboard.

Utility/Office Room

10'4" x 8'11" (3.15m x 2.74m)

Carpet floor, double glazed door and window to rear, space for washing machine, tumble dryer and dishwasher, radiator, access to downstairs WC.

Downstairs WC

Vinyl floor, WC, basin, heated towel rail, double glazed window to rear.





Landing

Carpet floor, loft hatch with loft ladder, access to 2 bedrooms and shower room.

Bedroom 1

13'11" x 9'3" (4.26m x 2.82m)

Carpet floor, double glazed window to front, radiator.

Bedroom 2

8'9" x 8'3" (2.69m x 2.54m)

Carpet floor, radiator, double glazed window to rear.

Shower Room

8'11" x 5'1" (2.72m x 1.57m)

Vinyl floor, double glazed window to rear, WC, basin, double shower cubicle with wall mounted shower, heated towel rail, wall mounted gas combi boiler I.

Loft

Partially boarded, fitted lighting, ample storage space.

Outside Front

Concrete path to front door, brick wall boundaries with access gate, decorative shingle.

Outside Rear

Grass lawn, patio, brick wall boundaries, access gate to the rear alley, decorative flowerbeds.

Services

Mains gas, electric, water, drainage.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band A

What 3 Words

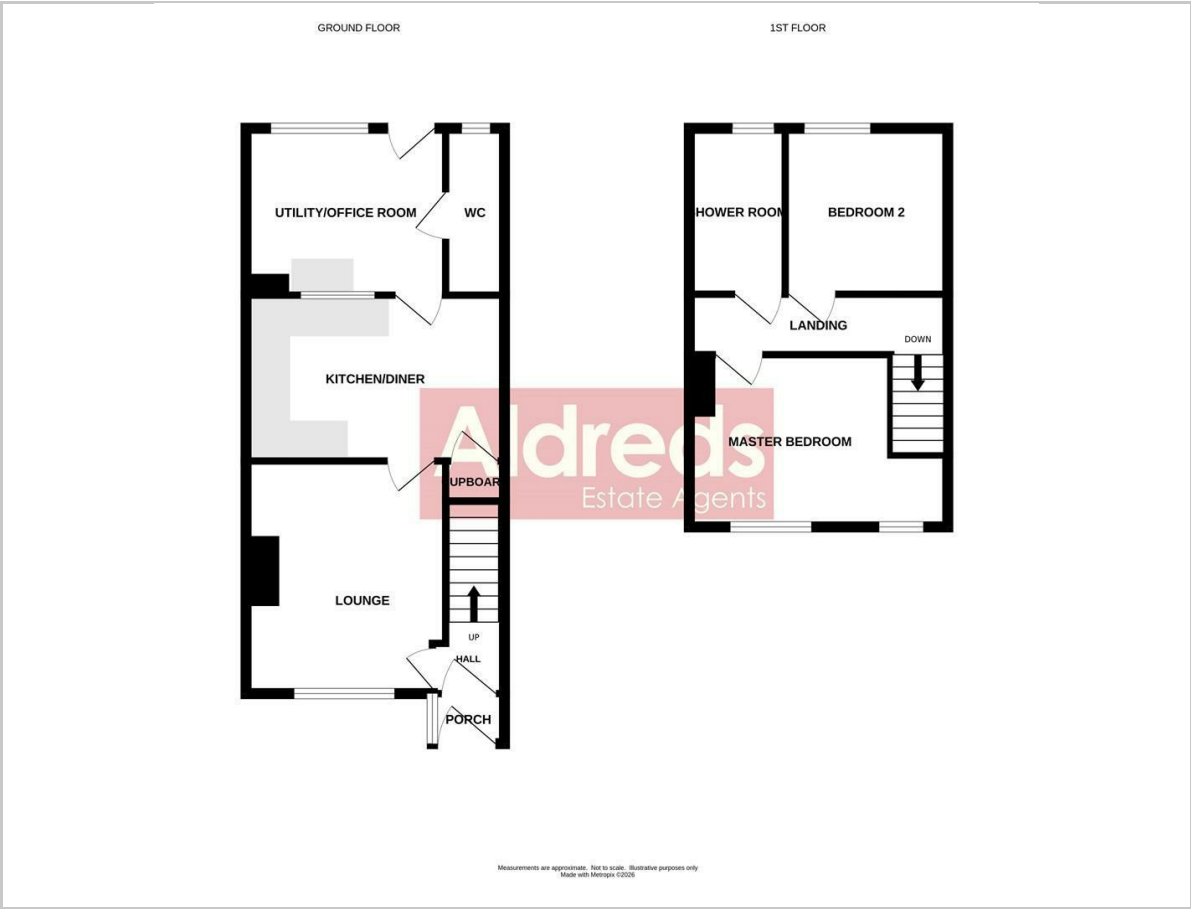
///vocal.tulip.landscape

Ref

G18444/02/26



Floor Plan

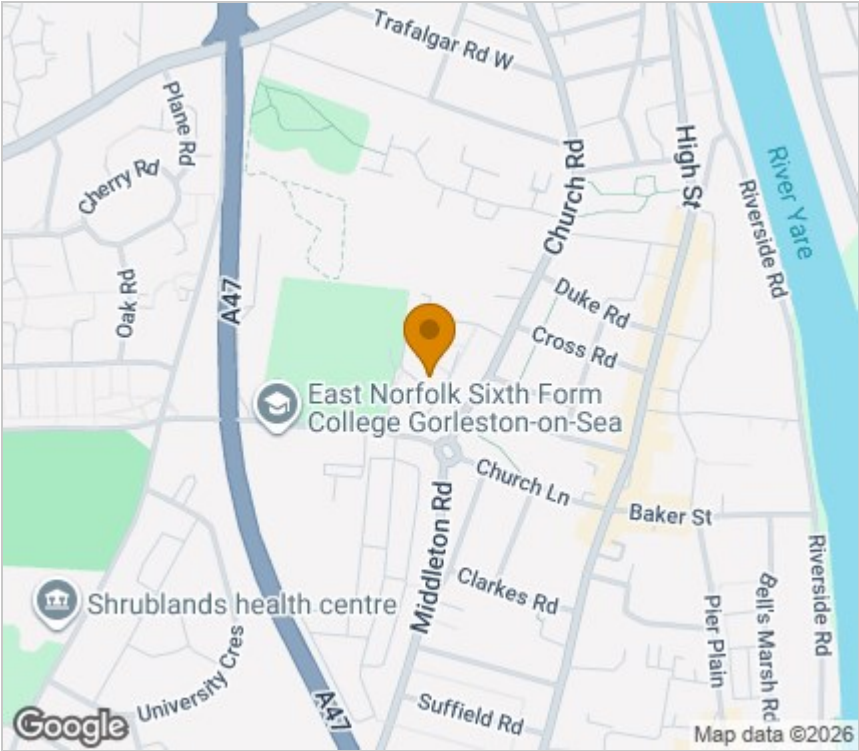


Viewing

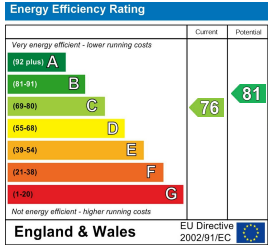
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA