

**Aldreds**  
Estate Agents



64 Albemarle Road  
Gorleston, Great Yarmouth, NR31 7AS  
£180,000



# 64 Albemarle Road

Gorleston, Great Yarmouth, NR31 7AS

A hall entrance, three bedroom mid terrace house with all bedrooms leading separately off the landing sitting on the popular Albemarle Road. The property also has a good size lounge/dining room, kitchen and ground floor bathroom. Gas central heating and sealed unit double glazing. Outside there is a front forecourt and rear garden. Offered with no upward chain

## Entrance Hall

Door to front, stairs rising to landing, radiator.

## Lounge/Diner

**23'6" x 10'5" max (7.17 x 3.2 max)**

Bay double glazed window to front aspect, double glazed window to rear aspect, understairs cupboard, radiator.

## Kitchen

**8'0" x 8'0" (2.46 x 2.44)**

Base and wall mounted storage units with roll top work surfaces over, gas cooker point, double glazed window to side aspect, stainless steel sink and drainer, part tiled walls, plumbing for washing machine.

## Lobby

Wall mounted gas boiler, door to side, radiator, door to:-

## Bathroom

**8'0" x 5'2" (2.46 x 1.6)**

Panel bath with shower over, pedestal hand wash basin, low level WC, tiled walls, tiled floor, opaque double glazed window to rear aspect, heated towel rail.

## Landing

All bedrooms leading separately off:-

## Bedroom 1

**11'9" x 11'1" plus wardrobe (3.6 x 3.4 plus wardrobe)**

Fitted wardrobes, double glazed window to front aspect, radiator.





### Bedroom 2

12'1" x 8'2" (3.7 x 2.5)

Double glazed window to rear aspect, radiator.

### Bedroom 3

8'2" x 8'0" (2.5 x 2.44)

Double glazed window to rear aspect, radiator.

### Outside

To the front of the property there is a paved forecourt. To the rear of the property there is a well presented lawned garden, paved patio area surrounded by flower beds and borders containing bushes, shrubs and plants, timber shed.

### Tenure

Freehold

### Services

Mains gas, electricity, drainage, water

### Council Tax

Band B

### 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, continue over the traffic lights into Lowestoft Road, turn right into Albemarle Road where the property can be found on the right hand side.

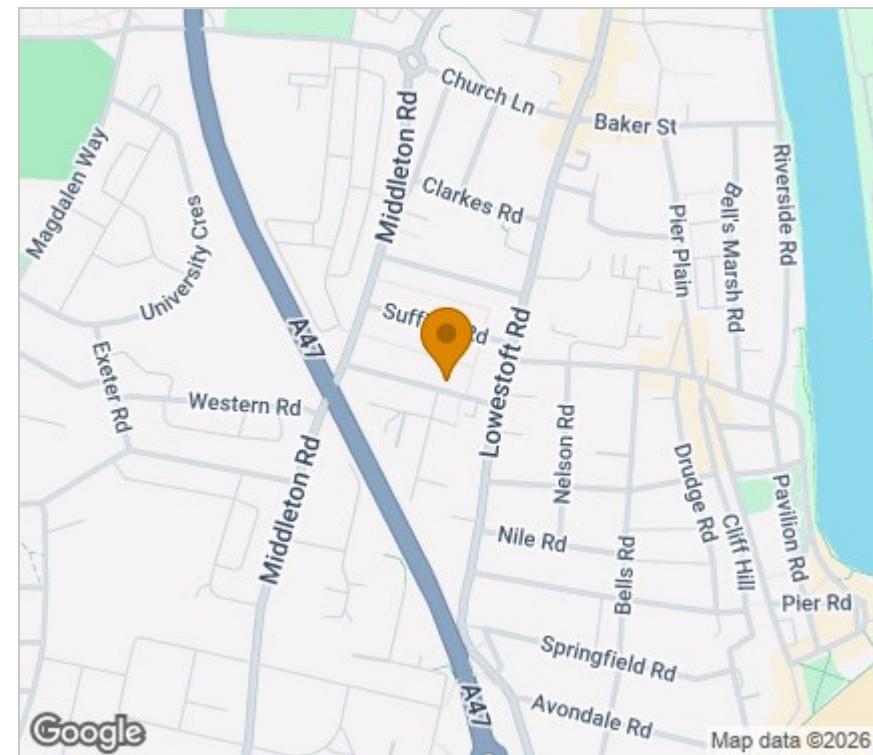
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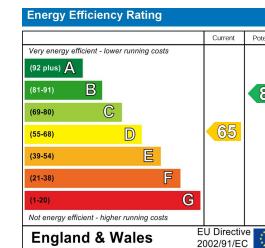
## Floor Plan



## 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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149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA