

**Aldreds**  
Estate Agents



81 Oxford Avenue  
Gorleston, NR31 7ES  
£125,000





## 81 Oxford Avenue

Gorleston, NR31 7ES

Perfect first-time buy! This two-bedroom mid-terrace house is located in a convenient spot. Features include a generous lounge and the potential for off-road parking to the front. Crucially, the vendors have found their next home, making this an attractive proposition. Book your viewing today!

### Porch

Double glazed door and window to front, vinyl floor.

### Entrance hall

Vinyl floor, stairs leading to first floor, access to kitchen and lounge.

### Kitchen

11'1" x 9'2" (max) (3.4m x 2.8m (max))

Tile floor, double glazed window to front, two storage cupboards, laminate counter tops with wall mounted and under counter cupboards, integrated oven with induction Hob and extractor fan, sink and draining board, space for washing machine and fridge freezer.

### Lounge

17'4" x 10'5" (5.3m x 3.2m )

LVT floor, double glazed window and door to rear, electric heater, under stairs storage cupboard.

### Landing

Carpet floor, access to two bedrooms, bathroom, two cupboards, one above stairs.

### Bedroom 1

11'1" x 10'5" (3.4m x 3.2m)

Carpet floor, double glazed window to front, electric heater.

### Bedroom 2

11'1" x 9'10" (3.4m x 3.0m)

Carpet floor, double glazed window to rear, built in cupboards and wardrobe, electric heater.







### Bathroom

5'6" x 6'2" (1.7m x 1.9m)

Laminate floor, WC, basin, bath tub with wall mounted electric shower. Partially tiled walls, double glazed window to front.

### Outside rear

Brick built shed, grass lawn, timber fence boundaries with rear access gate.

### Outside front

Grass lawn, concrete path to front door, wire fence boundaries to side.

### Tenure

Freehold

### Services

Mains electric, water, drainage.

### Council Tax

Great Yarmouth Borough Council - Band A

### Location

Gorleston 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

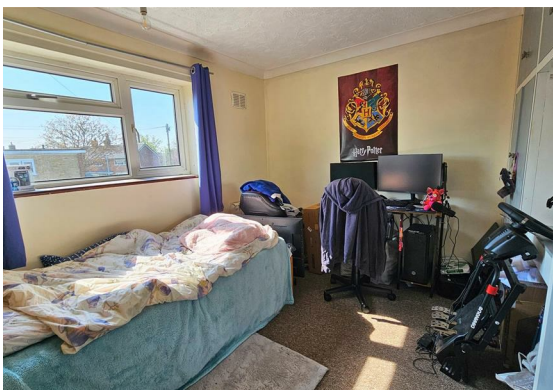
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn left into Magdalen Way, take the third turning right into Hertford Way, take the second turning left into Brasenose Avenue, just before the shop turn right into Oxford Avenue.

### What3Words

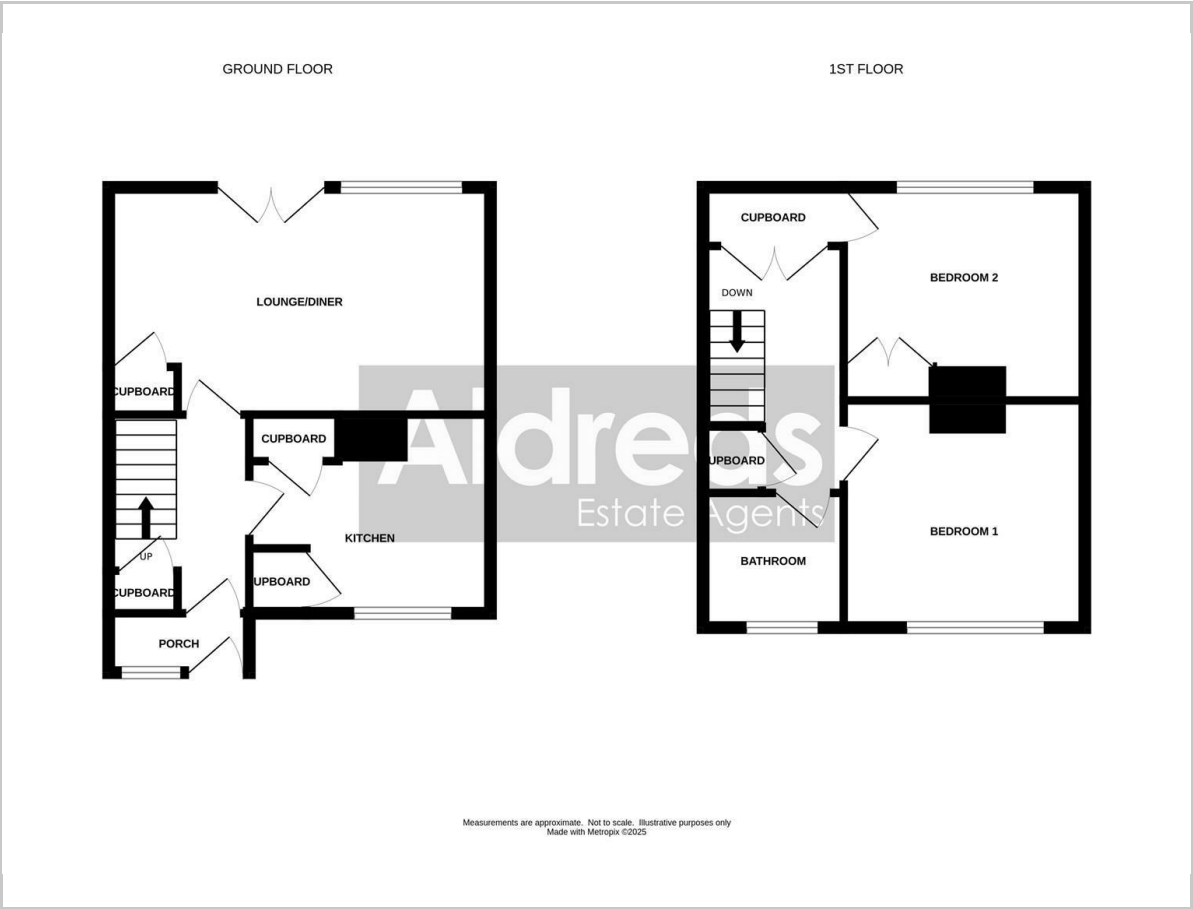
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### Ref

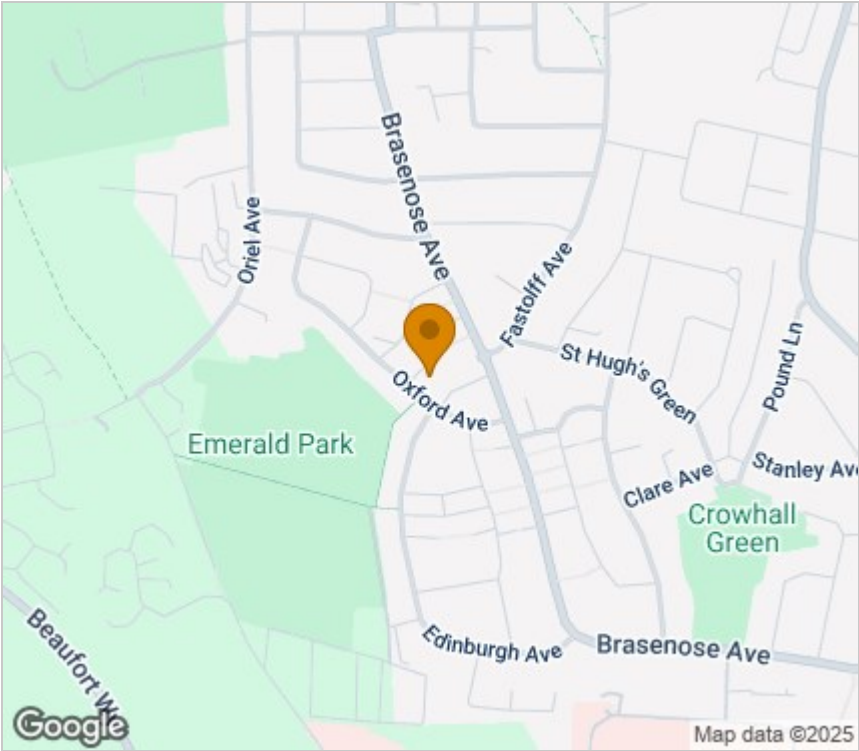
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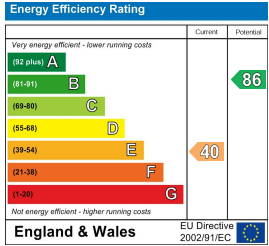
Floor Plan



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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