

Aldreds
Estate Agents



11 St. Benets Road
Gorleston, Great Yarmouth, NR31 7LY
£180,000



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With gardens to front & rear, Aldreds offer this spacious three bedroom mid terrace house. On the ground floor there is an entrance porch, entrance hall, lounge, dining room and a kitchen. The first floor offers three bedrooms, shower room and WC off landing. Sealed unit double glazing. No chain.

Entrance Porch

Door to front

Entrance Hall

Stairs to landing, electric heater

Lounge

12'11" x 11'10" (3.94 x 3.62)

Double glazed window to front aspect, electric fire in stone fireplace, stone TV display plinths

Dining Room

9'10" x 9'4" (3.02 x 2.87)

Double glazed window to rear aspect, electric fire in brick fireplace

Kitchen

9'4" x 8'9" (2.86 x 2.68)

Base & wall units with worktops, door to rear, double glazed window to rear aspect, electric cooker point, sink with drainer, plumbing for washing machine

Landing

Bedroom 1

12'11" x 11'10" (3.95 x 3.63)

Double glazed window to front aspect

Bedroom 2

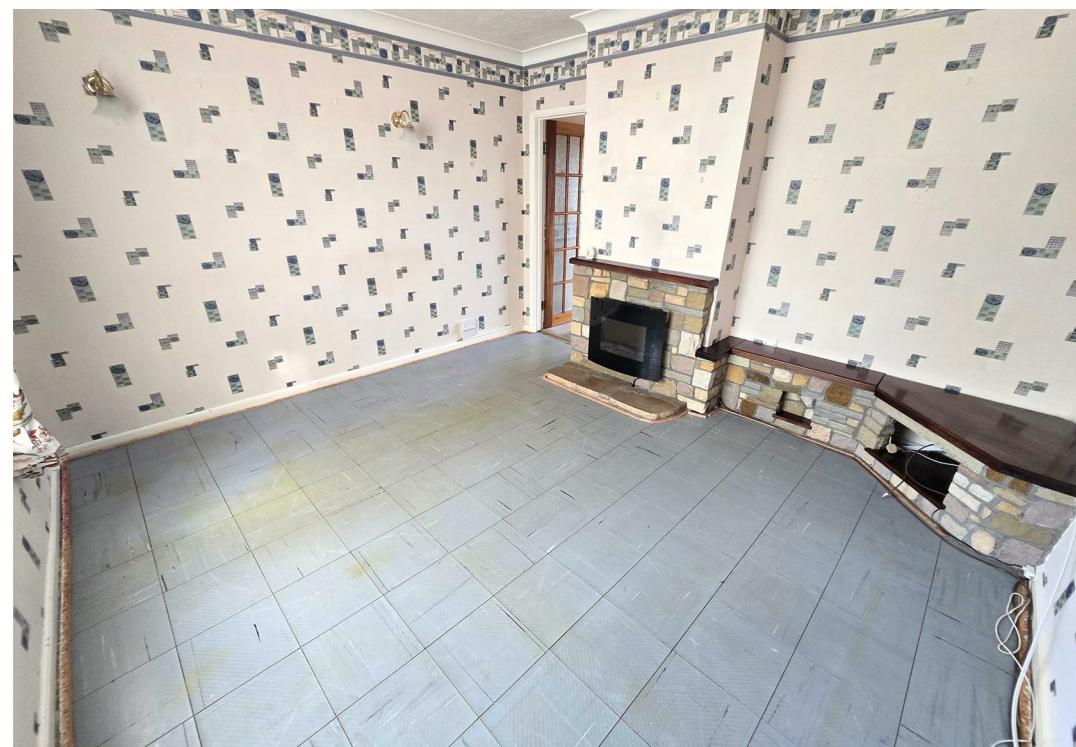
13'1" x 9'10" (4 x 3)

Double glazed window to rear aspect

Bedroom 3

13'1" max 5'4" min x 7'8" max 4'5" min (4 max 1.63 min x 2.36 max 1.35 min)

Double glazed window to front aspect





Shower Room

Shower in cubicle, hand basin, opaque double glazed window to rear aspect, electric heater

WC

Low level WC, part tiled walls, opaque double glazed window to rear aspect

Outside

To the front there is a pathway to front door, lawned garden with bushes & shrubs. To the rear there is a well kept lawned garden with bushes & shrubs, brick shed, two paved patios

Tenure

Freehold

Services

Mains water, electricity, drainage

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.

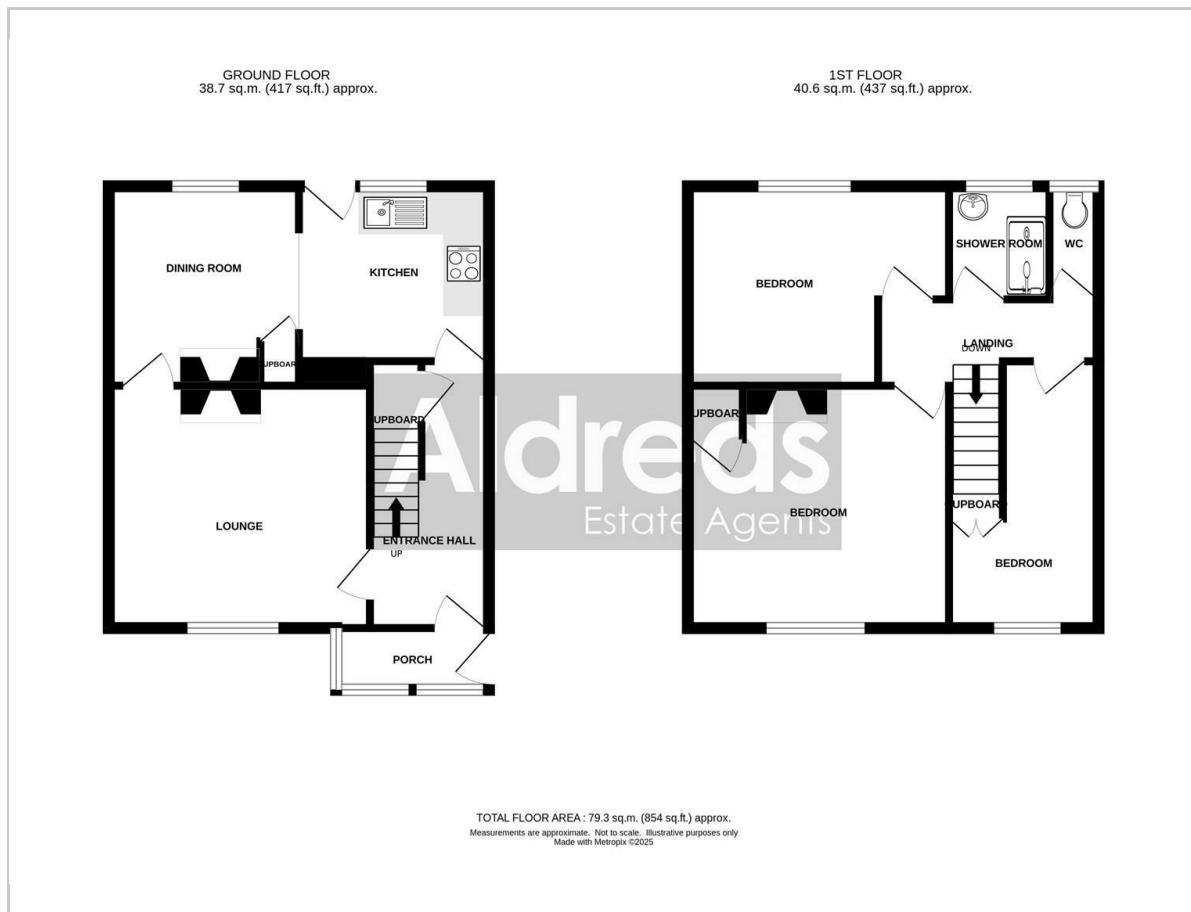
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, continue past the water works turning right into Gloucester Avenue, turn right into St. Benets Road where the property can be found on the right hand side.

Ref G18410/11/25



Floor Plan



Viewing

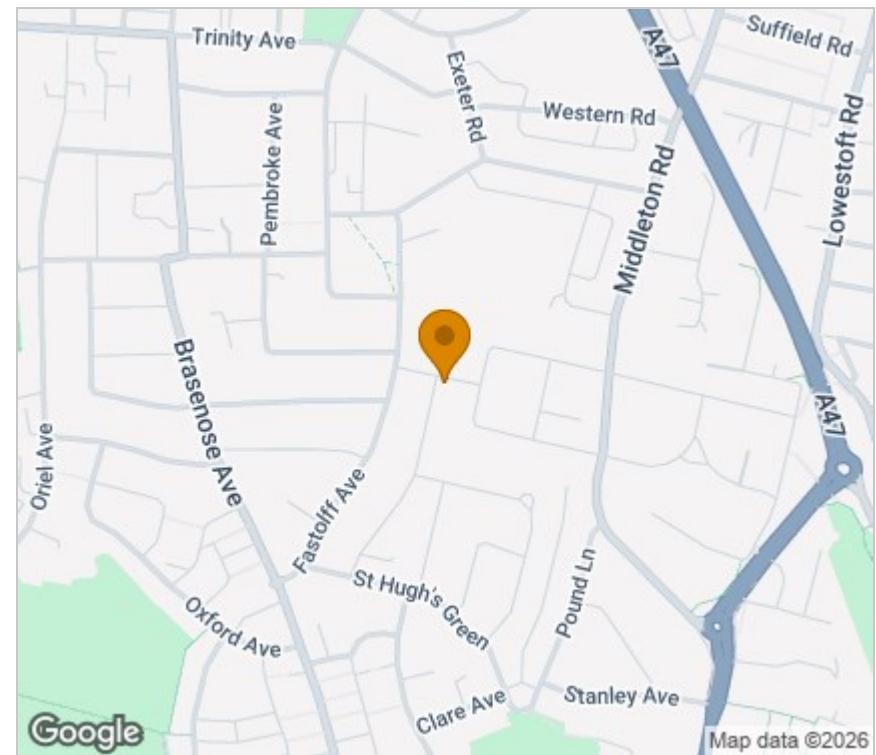
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

