

**Aldreds**  
Estate Agents



Hoxa Burgh Road

Bradwell, Great Yarmouth, NR31 9EG

£250,000





## Hoxa Burgh Road

Bradwell, Great Yarmouth, NR31 9EG

A very well presented 2 bedroom detached bungalow in a convenient non-estate location, close to a large supermarket and medical surgery. The property is non-standard construction and benefits from gas central heating and UPVC double glazed windows. There is ample parking, a large paved side garden and a pleasant rear garden. No onward chain.

### Entrance Hall

Composite entrance door with two double glazed panels. Radiator. Built-in shelved storage cupboard. Thermostat control for heating. Ceiling rose. Coving. Loft access hatch.

### Lounge/Diner

16'5" x 10'2" plus bay 7'5" x 3'11" (5.00m x 3.10m plus bay 2.26m x 1.19m)

Radiator. Stone fireplace with a coal effect living flame gas fire. Television point. Coving. Bay with UPVC double glazed windows to the rear garden.

### Kitchen

10'2" x 8'8" (3.10m x 2.64m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Open corner display shelves. Space for an electric cooker with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Radiator. Telephone point. UPVC double glazed window to front aspect. UPVC door with double glazed panel to the side garden.

### Bedroom 1

13'3" x 10'2" (4.06m x 3.10m )

Radiator. Telephone point. Built-in wardrobe and storage cupboards. Coving. Textured ceiling. UPVC double glazed window to rear aspect.

### Bedroom 2

11'3" x 10'2" (3.43m x 3.10m)

including a marble effect sink with cupboard below and fitted double and single wardrobes with mirrored doors. Radiator. Coving. Textured ceiling. UPVC double glazed window to front aspect.







### Bathroom

White suite comprising panelled bath with tiled surround and a mixer shower above. Pedestal wash basin. WC. Laminate floor. Built-in airing cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window to front.

### Outside

Landscaped and shingled front garden with a brick weave driveway which widens to the front of the property. There is a wide paved side garden and the rear garden is laid to lawn with shrub border. Timber and felt roof storage shed.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### what3words

///cackling.pebbles.flat

### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

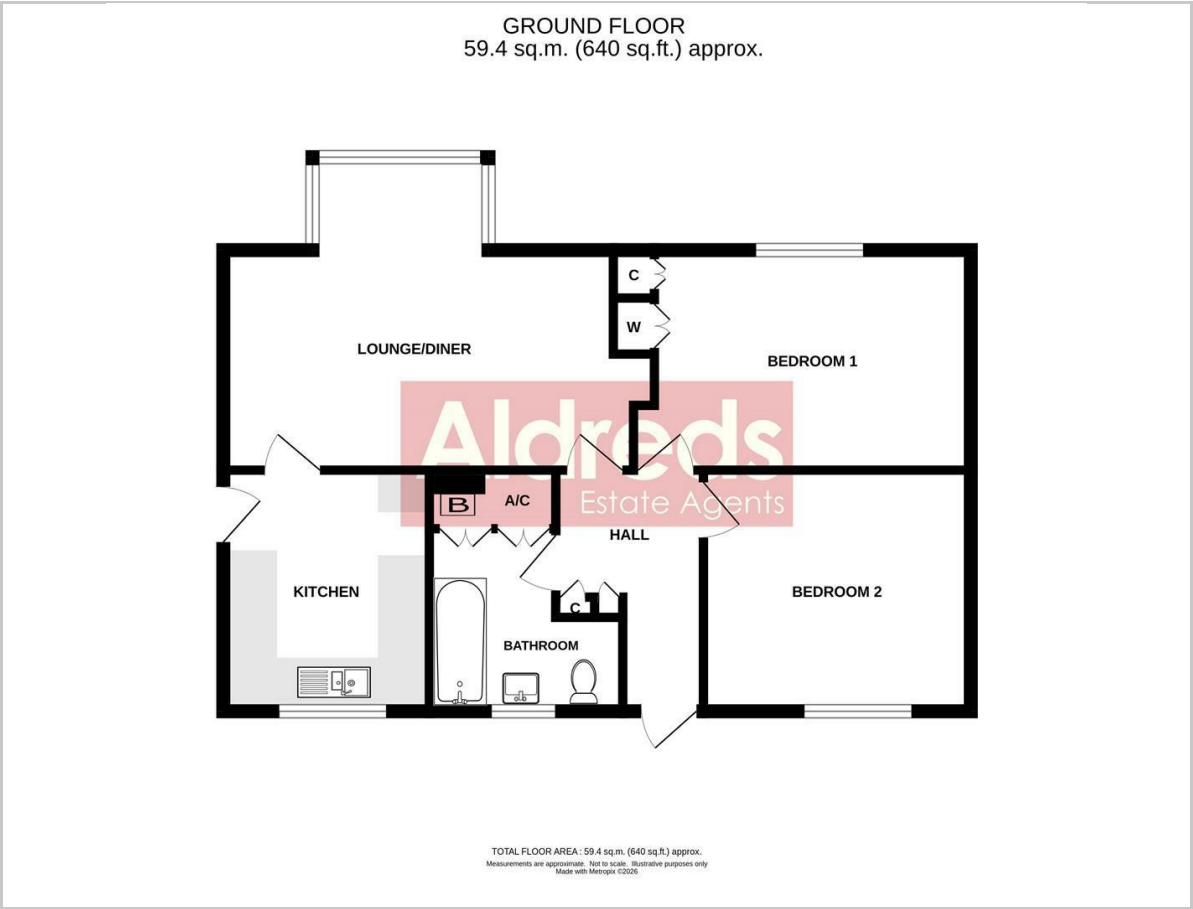
### Agent's Notes:

The vendor has informed us that the property is a pre-fabricated property of steel frame construction with a brick outer skin. Properties of this type can be mortgageable but often require a specialist mortgage lender and a larger deposit. If any interested party requires a mortgage, we recommend that they consult with a mortgage broker before arranging a viewing.

### Ref: G



Floor Plan

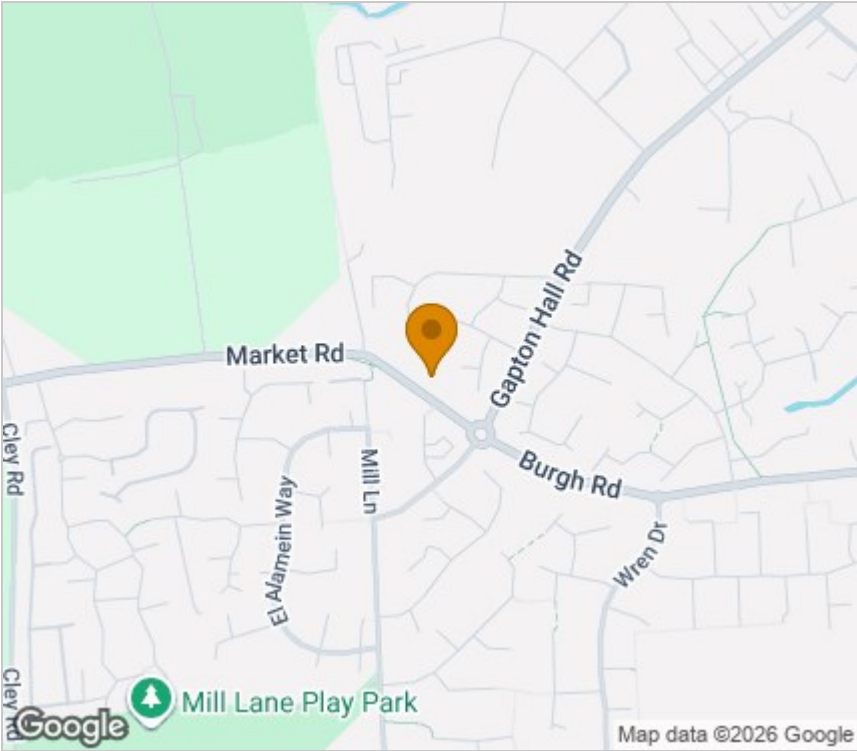


Viewing

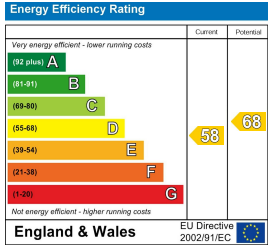
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

**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](mailto: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