

Aldreds
Estate Agents



59 Albemarle Road

Gorleston, NR31 7AS

£160,000



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This extended two-bedroom mid-terrace house is ideally located in the popular central area of Gorleston, just a short drive from the beach and close to a range of local amenities and transport links. Well maintained throughout, the property offers a comfortable through lounge providing a bright and versatile living and dining space, along with gas central heating for year-round comfort.

Outside, the home benefits from a generous rear garden, offering excellent outdoor space and plenty of potential for further improvement or landscaping. With renovation potential and the added advantage of being chain free, this property presents a fantastic opportunity for first-time buyers, investors, or those looking to put their own stamp on a well-located home.

Entrance Hall

Carpet floor, double glazed door to front, stairs to first floor, access to lounge.

Lounge

10'5" x 26'6" (3.2m x 8.1m)

Carpet floor, radiator, double glazed bay window to front, double glazed window to rear, under stairs cupboard, access to kitchen.

Kitchen

7'10" x 18'0" (2.4m x 5.5m)

Vinyl floor, double glazed windows to side, access to dining room, serving hatch, laminate counter tops with under counter storage, built in storage cupboards, sink and draining board, space for gas oven, washing machine, fridge freezer.

Dining Room

7'10" x 14'1" (2.4m x 4.3m)

Carpet floor, double glazed windows to rear and side, double glazed door to side, radiator.

Landing

Carpet floor, loft hatch, cupboard over the stairs, access to 2 bedrooms and bathroom.

Bedroom 1

13'5" x 11'1" (4.1m x 3.4m)

Carpet floor, 2 double glazed windows to front, radiator, 2 built in wardrobes.





Bedroom 2

7'10" x 12'1" (2.4m x 3.7m)

Carpet floor, double glazed window to rear, radiator, raised built in wardrobes/cupboard.

Bathroom

8'2" x 8'6" (2.5m x 2.6m)

Laminate floor, double glazed window to rear, radiator, WC, basin, bath tub with wall mounted electric shower, built in storage cupboard.

Outside Front

Concrete floor, path and steps to front door, brick wall boundaries.

Outside Rear

Concrete path, grass lawn, concrete storage shed.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

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.

What 3 Words

///dynamics.demotion.tour

Ref

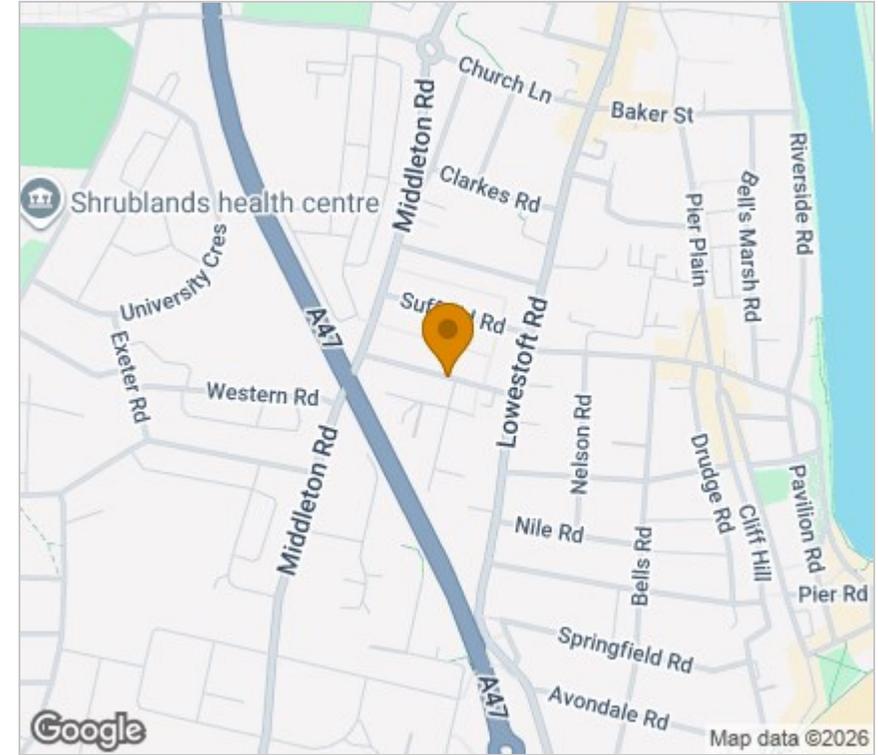
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Floor Plan



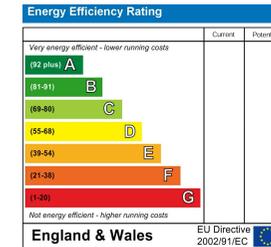
Area Map



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.

Energy Efficiency Graph



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