



Aldreds
Estate Agents

2 Holly Way, Gorleston, NR31 8EX

£200,000



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£200,000

2 Holly Way

, Gorleston, NR31 8EX

- 2 Bedroom Extended End Terrace House
- Generous Kitchen Leading To Extended Sitting/Dining Room
- Easy Maintainable Rear Garden
- Double Glazing Throughout
- Two Double Bedrooms
- Tastefully Modern Throughout
- Communal Car Park Right Beside Property
- Gas Central Heating
- Convenient Amenities And Transport Links Nearby

This two-bedroom extended end terrace house is tastefully modern throughout and features a generous kitchen that opens into an extended sitting/dining room, providing excellent space for socialising. The accommodation includes two double bedrooms and benefits from gas central heating and double glazing throughout.

Externally, the property offers an easy-to-maintain rear garden and convenient access to a communal car park right beside the house. Its location provides easy access to nearby transport links and essential amenities, making it a highly convenient and desirable home.



Entrance hall

Tiled floor, double glazed door and window to front, stairs to first floor, access to lounge and kitchen, under stairs storage cupboard.

Lounge 10'5" x 10'9" (max) (3.2m x 3.3m (max))

Carpet floor, double glazed window to front, radiator.

Kitchen 16'4" x 10'5" (5.0m x 3.2m)

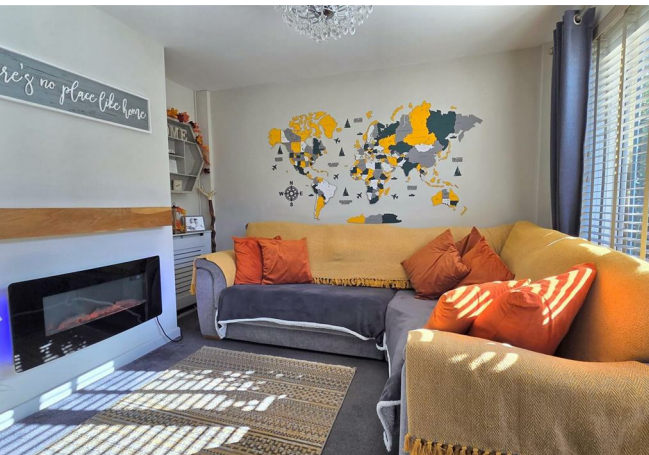
Tile floor, wide opening through to secondary lounge/dining room, laminate countertops with wall mounted and under counter cupboards, sink and draining board, space for washing machine, tumble dryer, freestanding oven, wine fridge, fridge freezer, radiator.

Sitting/Dining room 16'4" x 13'1" (5.0m x 4.0m)

Karndean floor, double glazed French doors to the rear, two double glazed Velux skylight windows, radiator.

First floor landing

Carpet floor, loft hatch, access to two bedrooms and bathroom.





Bedroom 1 13'1" x 9'2" (4.0m x 2.8m)

Carpet floor, double glazed window to front, over the stairs covered, radiator, built in wardrobe.

Bedroom 2 10'2" x 10'5" (3.1m x 3.2m)

Carpet floor, double glazed window to rear, radiator, built-in wardrobe.

Shower room 5'10" x 6'6" (1.8m x 2.0m)

Vinyl floor, double glazed window to rear, built in WC and basin with vanity unit, shower cubicle with wall mounted shower, radiator.

Outside front

Concrete path to front door, artificial lawn, decorative shrubs with wooden partitions, timber fence boundaries.

Outside Rear

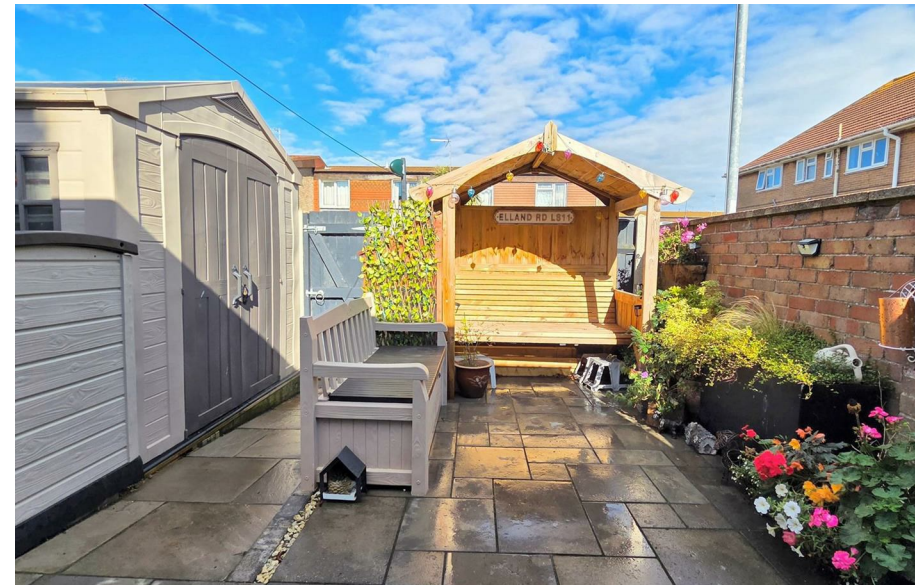
Concrete patio area, combination of brick wall and timber fence boundaries, access to carpark.

Tenure

Freehold

Directions

From the Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout turning right at the traffic lights in to Shrublands Way, turn left into Almond Road where Holly is a walkway on the left.



Services

Mains gas, water, electric, 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.

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What 3 Words

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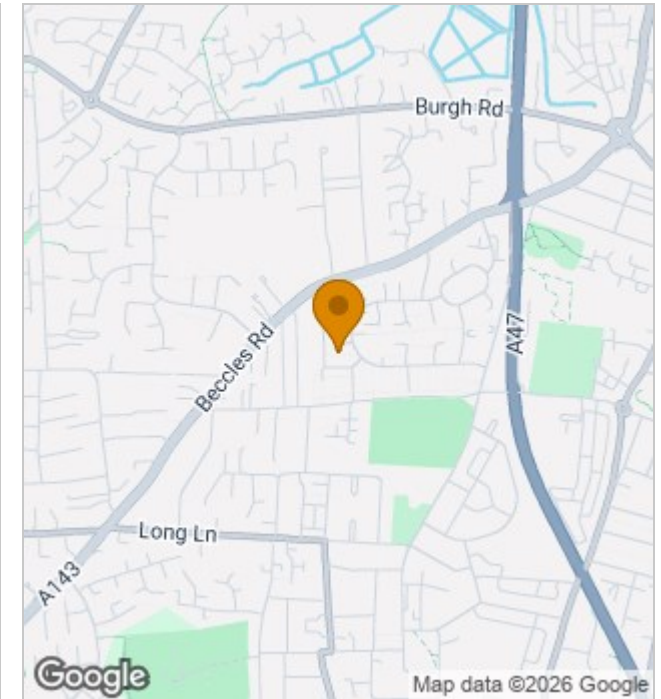
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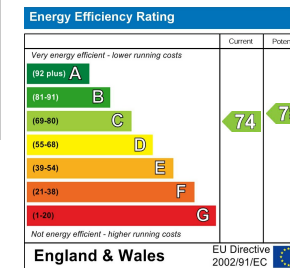
Floor Plans



Location Map



Energy Performance 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.

Disclaimer

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