

Aldreds
Estate Agents



20 South Garden, Gorleston, Great Yarmouth, NR31 6TL

£240,000



3



1



1



C



£240,000

20 South Garden

Gorleston, Great Yarmouth, NR31 6TL

- Detached House
- South Facing Rear Garden
- Kitchen/Breakfast Room
- Gas Central Heating
- Garage & Parking Space close by
- 3 Bedrooms
- Lounge/Diner
- Bathroom & Separate WC
- UPVC Double Glazed Windows
- Close to Beach

This 3 bedroom detached family home has a south facing rear garden and offers well presented accommodation including entrance hall, lounge/diner, kitchen/breakfast room, bathroom and separate WC. In addition, the property benefits from gas central heating and UPVC double glazed windows. The driveway and garage are a short stroll close by.



Entrance Porch 5'5" x 2'9" (1.65m x 0.84m)

UPVC double glazed entrance door. UPVC double glazed windows to front and side.

Entrance Hall 9'7" x 6'4" (2.92m x 1.93m)

Radiator. Under stairs recess. Staircase to first floor landing.

Lounge/Diner 20'5" x 10'5" (6.22m x 3.18m)

Two radiators. UPVC double glazed window to front aspect. Double glazed sliding patio door the rear garden.

Kitchen/Breakfast Room 13'7" x 9'7" (4.14m x 2.92m)

Base and wall mounted storage units with worktops, double glazed window to side aspect, double glazed window to rear aspect, plumbing for washing machine, door to side, sink with drainer, electric cooker point.

First Floor

Landing

Radiator. Loft access hatch. UPVC double glazed window to side.





Bedroom 1 11'7" x 9'10" plus door recess (3.53m x 3.00m plus door recess)

Radiator. UPVC double glazed window to front aspect.

Bedroom 2 11'7" x 8'6" (3.53m x 2.59m)

Radiator. UPVC double glazed window to rear aspect.

Bedroom 3 8'3" max x 7'1" (2.51m max x 2.16m)

Radiator, Built-in over stairs storage cupboard. UPVC double glazed window to front aspect.

Bathroom 5'6" x 5'5" (1.68m x 1.65m)

Tiled walls. Panelled bath with an electric shower unit above. Suspended wash basin. Chrome towel radiator. UPVC double glazed window to rear aspect.

Separate WC

WC. UPVC double glazed window to side.



Outside

To the front of the property there is a pathway leading to front door, lawned garden. To the rear of the property there is a paved patio area, lawned garden with bushes shrubs and plants. Driveway leading to garage 5.2m x 2.7m. The garage has an up-and-over door.

Tenure

Leasehold - 999 year lease less 10 days from 15/07/1968. Ground Rent: £25 per annum.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

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.

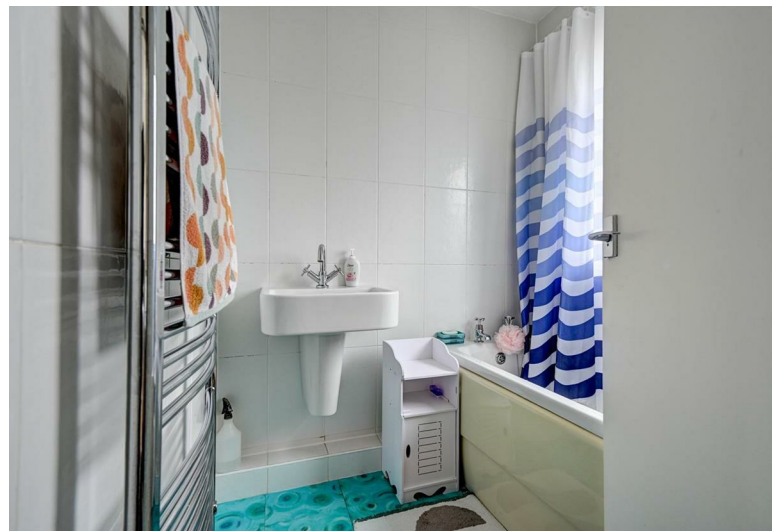
Directions

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. At the next roundabout turn right into Lowestoft Road. Proceed over the next 2 sets of traffic lights and take the first exit off the roundabout onto Links Road. Take the first turning on the left onto Mariners Compass. At the T junction, the pedestrian pathway to South Garden will be seen immediately in front.

what3words

///lost.arrow.resolves

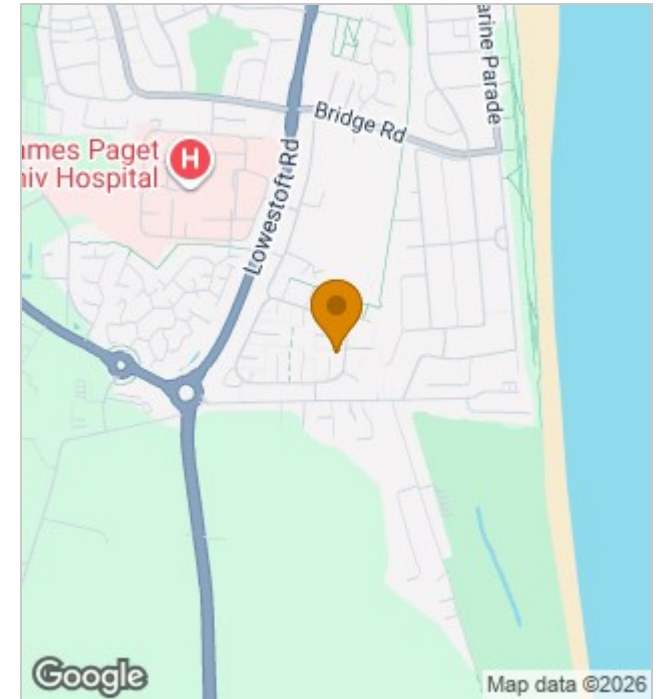
Ref: G18500/04/26



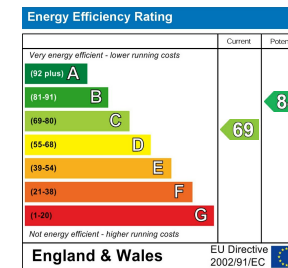
Floor Plans



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

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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: 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