

83 Upper Cliff Road, Gorleston NR31 6AJ

£168,000

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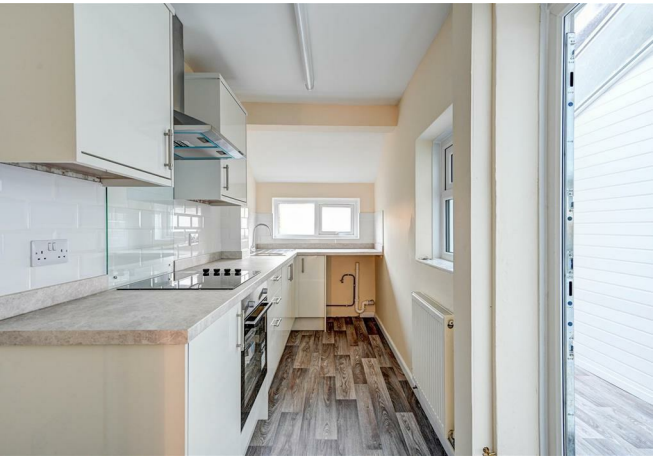
£168,000

83 Upper Cliff Road
Gorleston NR31 6AJ

- Mid Terraced House
- No Onward Chain
- New Kitchen
- New First Floor Bathroom
- Some New Double Glazing & Doors
- 2 Bedrooms
- 2 Reception Rooms
- New Conservatory
- New Gas Central Heating
- Bisected Rear Garden



This 2-bedroom terraced house has been refurbished throughout with a brand new gas central heating system (5 year warranty), some new UPVC double glazing and doors, new conservatory (10 year guarantee), an electrical safety certificate, and brand new kitchen and first floor bathroom. The property has 2 reception rooms. There is a good size bisected rear garden with newly laid lawn. No onward chain.





Sitting Room 11'3" x 11'0" + 6'1" x 3'1" (3.43m x 3.35m + 1.85m x 0.94m)
UPVC entrance door with double glazed panel. Radiator. Telephone point. UPVC double glazed window to front aspect.

Inner Lobby
Stairs to first floor landing.

Dining Room 11'0" x 9'5" (3.35m x 2.87m)
Radiator. Built-in under stairs storage cupboard. UPVC double glazed window through to the conservatory. Open archway to kitchen.



Kitchen 13'3" x 5'4" (4.04m x 1.63m)

Worktops with matching up stands and cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed window and door to the conservatory.

Conservatory 11'9" x 4'7" (3.58m x 1.40m)

Double power point. Wall light. UPVC double glazed roof. UPVC double glazed doors to rear.

First Floor

Landing

Bedroom 1 11'3" x 11'2" (3.43m x 3.40m)

Radiator. Built-in over stairs wardrobe/storage cupboard with loft access hatch. UPVC double glazed window to front aspect.

Bedroom 2 11'2" x 9'6" (3.40m x 2.90m)

Radiator. UPVC double glazed window to rear aspect.





Bathroom 8'9" x 5'8" (2.67m x 1.73m)
White suite comprising panelled bath with tiled surround. Pedestal wash basin with mixer tap and tiled splashback. WC. Chrome towel radiator. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window to rear.

Outside
The bisected rear garden is laid to lawn with a paved patio area and a gate to the rear boundary for pedestrian access.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band A

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. Proceed over the traffic lights into Lowestoft Road. Continue past England' Lane, Lower Cliff Road and Nile Road and take the next left turn into Upper Cliff Road where the property can be found on the left hand side.

what3words
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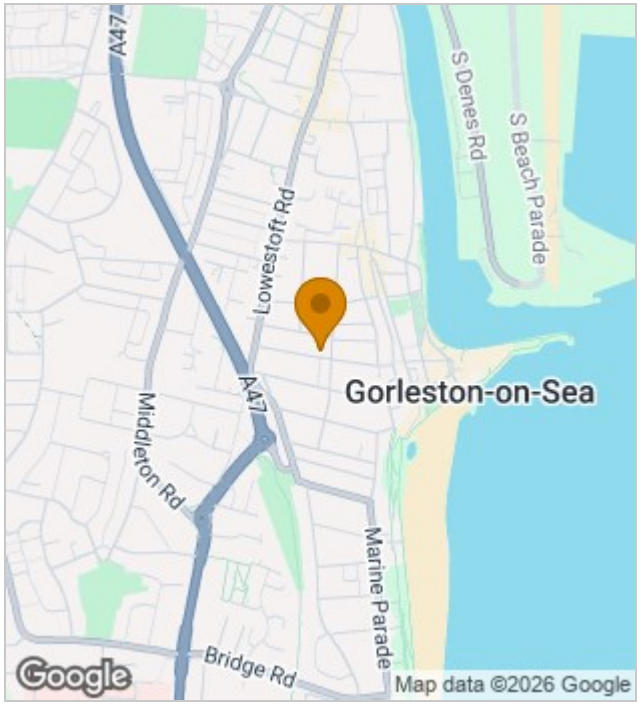




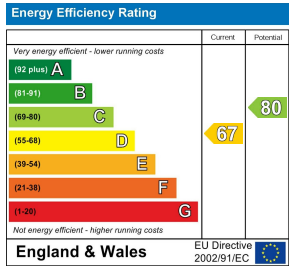
Floor Plans



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.

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