

Aldreds
Estate Agents



23 Western Road

Gorleston, NR31 7QG

Offers Over £180,000



23 Western Road

Gorleston, NR31 7QG

Nestled within the sought-after coastal town of Gorleston-on-Sea, this delightful semi-detached bungalow offers an idyllic and low-maintenance lifestyle. The property is well presented throughout, featuring a modern, well-appointed kitchen and a bright, inviting conservatory that provides a perfect link to the rear garden. Further benefits include UPVC double glazing, gas central heating, and a flexible living space ideal for a couple or a small family. With the added convenience of off-road parking, this home seamlessly combines comfort with practicality. This charming bungalow presents a fantastic opportunity for those seeking a peaceful coastal retreat without compromising on convenience or accessibility.

Entrance Hall

Laminate floor, double glazed door to side, access to lounge, bathroom and kitchen/diner.

Lounge

12'1" x 11'9" (3.7m x 3.6m)

Laminate floor, double glazed window to side, radiator, access through to inner hall.

Kitchen/Diner

11'9" x 14'9" (max - I shape room) (3.6m x 4.5m (max - I shape room))

Laminate floor, two radiators, double glazed windows to rear and side, double glazed French doors to rear garden. Laminate counter tops with integrate oven and hob with extractor fan above, sinking and draining board, space for free standing washing machine and fridge freezer. Wall mounted gas combi boiler.

Bathroom

5'6" x 4'11" (1.7m x 1.5m)

Laminate floor, WC, basin, shower cubicle with wall mounted electric shower, double glazed window to side.

Inner Hall

Carpet floor, loft hatch, access to 2 bedrooms.

Bedroom 1

12'1" x 14'1" (into bay window) (3.7m x 4.3m (into bay window))

Carpet floor, radiator, double glazed bay window to front.





Bedroom 2

9'2" x 7'10" (2.8m x 2.4m)

Carpet floor, double glazed window to side, radiator.

Outside Front

Concrete driveway, timber fence and brick wall boundaries, access around the side to the rear garden.

Outside Rear

Grass lawn with concrete patio area, timber fence boundaries with decorative flowerbed.

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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, turn right into Western Road.

What 3 Words

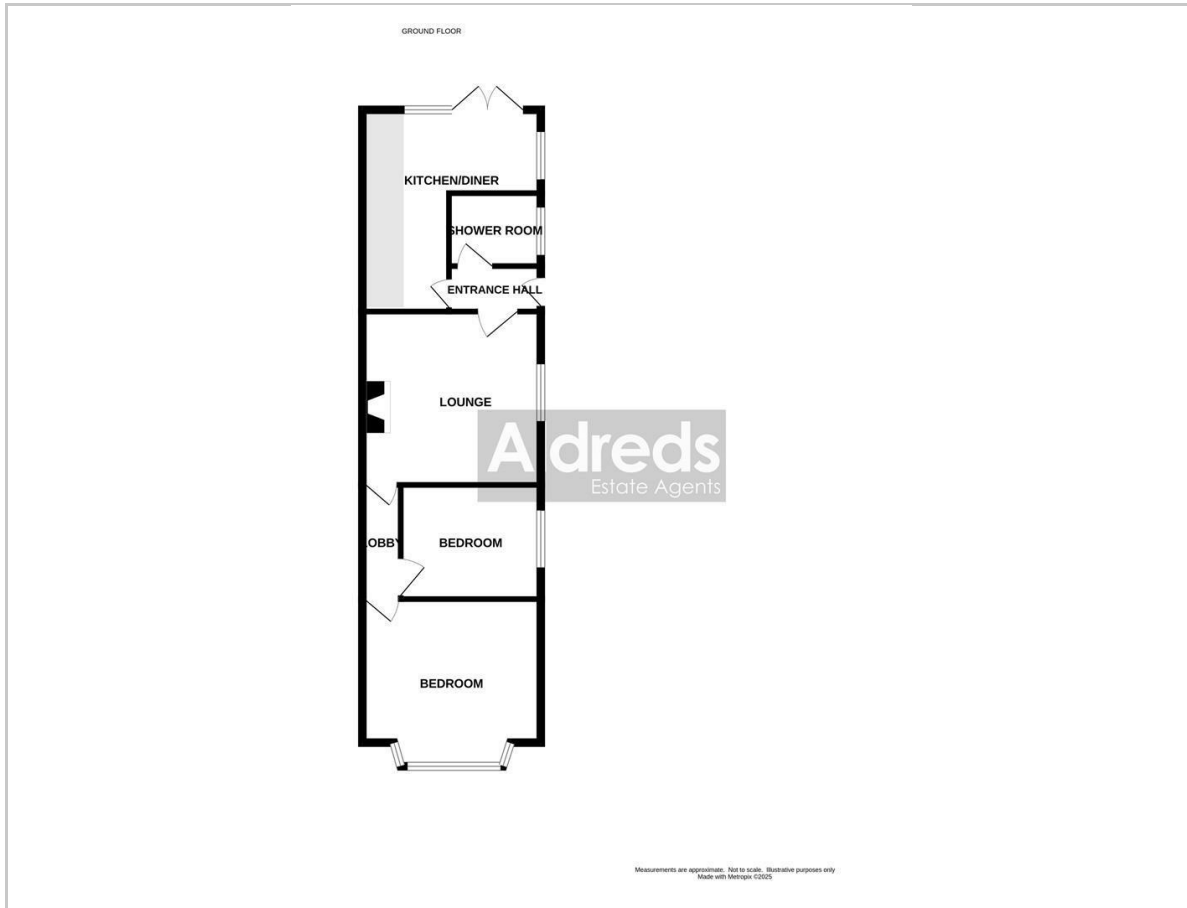
///overcomes.photos.growth

Ref

G18375/09/25



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

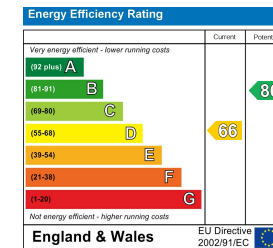
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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 <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