



56 Chestnut Avenue

Bradwell, Great Yarmouth, NR31 8PN

Guide Price £170,000



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This 2 bedroom semi-detached bungalow is offered for sale with no onward chain. The property would benefit from updating and improvement and has driveway parking and a west facing rear garden.

Entrance Hall

5'1" x 3'0" (1.55m x 0.91m)

Aluminium frame entrance door with double glazed panels.

Kitchen

8'7" x 5'11" (2.62m x 1.80m)

Electric cooker point. Worktop with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Fitted wall cupboard and tall storage cupboard. Radiator. Window and part glazed door to conservatory.

Conservatory

10'6" x 7'0" (3.20m x 2.13m)

Plumbing for washing machine. brick construction with a polycarbonate roof and UPVC double glazed windows and door to the rear garden.

Lounge

12'4" x 11'4" (3.76m x 3.45m)

Woodblock floor. Radiator. Thermostat control for heating. Stone fireplace with a coal effect living flame gas fire and a tiled hearth. Low fitted cupboard in recess and overhead cupboard. Picture rail. Smooth plaster ceiling. Coving. Timber double glazed window to side aspect.

Inner Hallway

Picture rail. Loft access hatch.

Bedroom 1

13'2" into bay x 12'0" (4.01m into bay x 3.66m)

Radiator. Tiled fireplace and hearth. Picture rail. Smooth plaster ceiling. Coving. Bay with UPVC double glazed windows to front aspect.

Bedroom 2

10'11" x 9'3" (3.33m x 2.82m)

Radiator. Picture rail. Smooth plaster ceiling. Coving. Timber double glazed window to side aspect.





Shower Room

6'0" x 5'1" (1.83m x 1.55m)

Tiled corner shower cubicle with an electric shower unit. Suspended wash basin with tiled splashback. WC. Radiator. Window through to conservatory.

Outside

Driveway and front garden with well stocked raised flower and shrub beds. A pathway leads to the side of the property to the rear garden which is laid to lawn with trees and shrubs.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

Energy Performance Certificate (EPC)

EPC rating: D (58), potential rating: B (86)

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

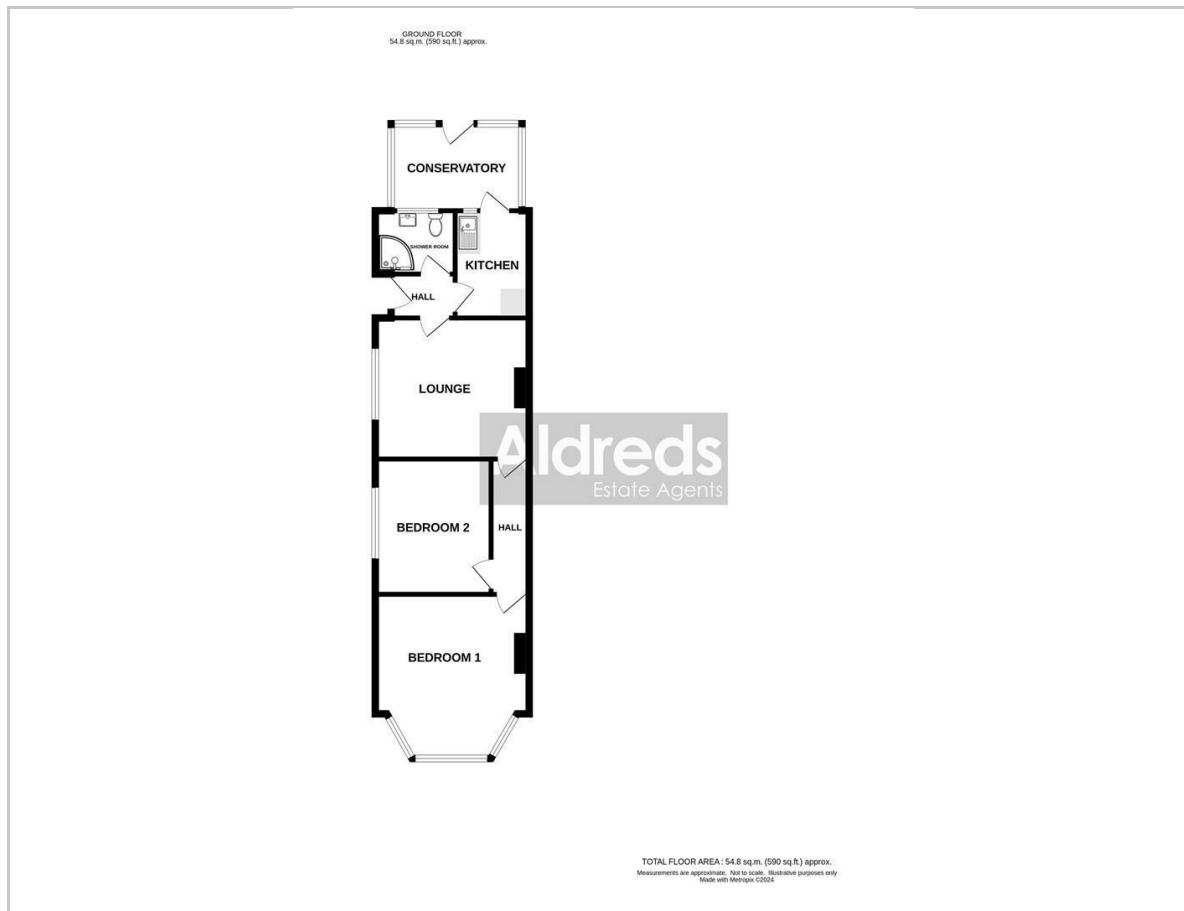
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, continue into Bradwell, turn left into Chestnut Avenue where the property will be found towards the end of the road on the right hand side.

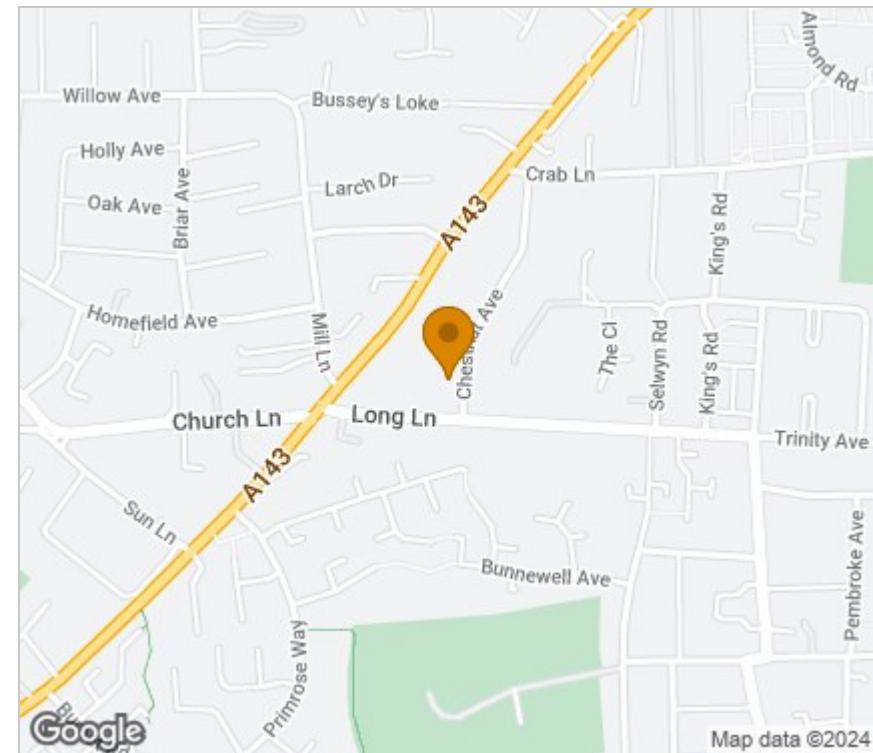
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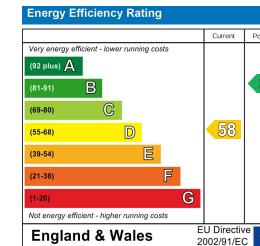
Floor Plan



Area Map



Energy Efficiency 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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