

LARKES



MANBY ROAD
GORLESTON
NORFOLK
NR31 0PQ

£125,000 Freehold

www.larkes.co.uk | sales@larkes.co.uk | 01493 330299

MANBY ROAD | GORLESTON
£125,000 Freehold

A **VICTORIAN HOME** conveniently sited within walking distance of Gorleston High Street. This **FULLY REFURBISHED** property offers an **EXTENDED KITCHEN**, family bathroom, two reception rooms, and rear yard.

Offered **CHAIN FREE**.

DESCRIPTION

This immaculately presented Victorian terrace offers a large open plan reception room with adequate space for dining and lounging, and to the rear an extended kitchen featuring base and wall mounted cabinetry in a modern soft grey finish with quality oak worktops, part tiled walls and integrated oven, hob and extraction canopy. Adjacent to the kitchen is a recently fitted family bathroom that comprises a white suite with close coupled WC, wash basin over vanity, heated towel rail, panel bath, and large corner shower cubicle.

On the first floor there are two double bedrooms accessed from a central landing.

This property has undergone a full refurbishment with works including upgraded uPVC double glazed windows and doors, newly installed kitchen and bathroom, electrical rewire, and new floor coverings throughout.

Outside there is a small front yard, and to the rear a private walled yard area with hand gate to the rear leading to on street parking.

Please view the floor plan for room dimensions and layout.



LOCATION

Gorleston-on-Sea lies just to the south of Great Yarmouth, it has its own huge bay and riverside and a stunning sandy beach stretching into the distance below cliff gardens and the grand promenade. The glorious beach is a firm favourite with locals and visitors for lazy days in the sun, it's also one of the best destinations in the Greater Yarmouth area for those seeking adventure if surfing or body-boarding is your preferred seaside activity.

Manby Road is situated off Beccles Road close to the Methodist Church and Minimarket. All of the towns facilities are on the doorstep including access to the High Street, Supermarkets, bus routes, Schools and Colleges.

SERVICES

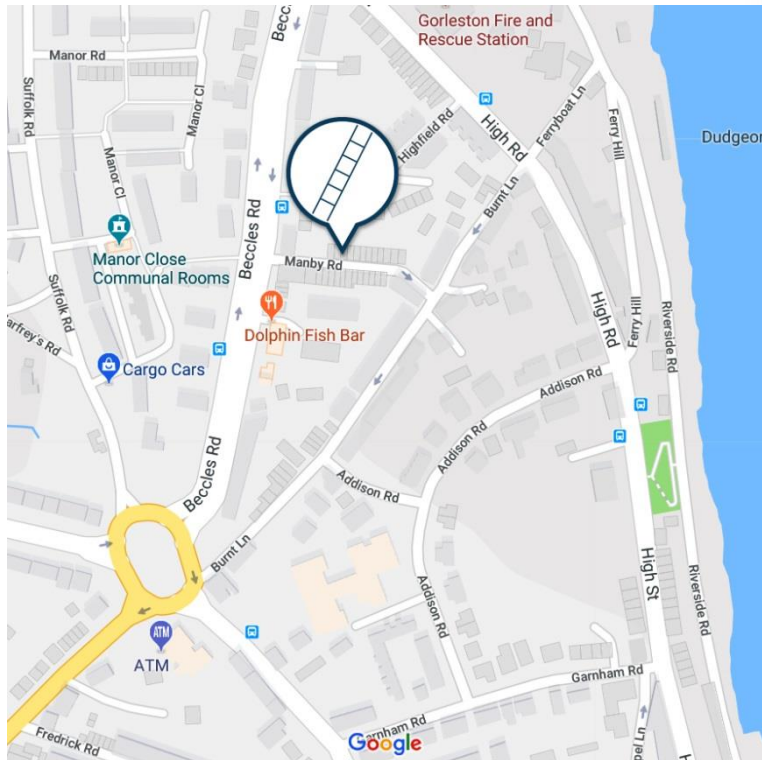
Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



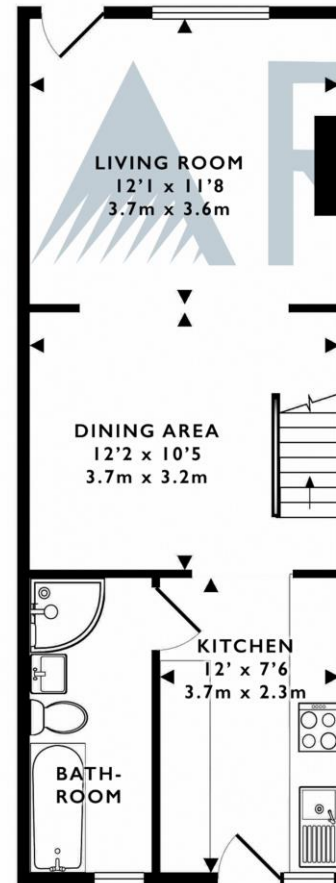
AT A GLANCE:

Property: Mid Terrace House, Two Bedrooms
Approximate Floor Area: 700 sq ft (65 sq m)
Heating: Gas Central Heating
Energy Rating: D 61
Local Authority: GYBC
Council Tax Band: A (£1,078)

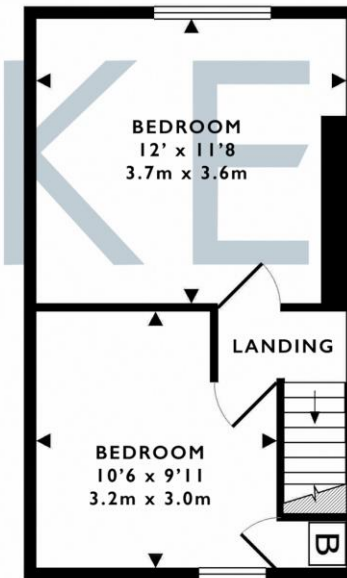


NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR APPROX AREA 428 Sq Ft (39.8 Sq M)



FIRST FLOOR APPROX AREA 271 Sq Ft (25.2 Sq M)



MANBY ROAD
GORLESTON

TOTAL APPRX FLOOR AREA 700 Sq Ft (65.0 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given