



ADDRESS
107 Trafalgar Road West
Gorleston
Norfolk
NR31 8AD

TENURE
Freehold

LARKES





This Victorian terrace home is in great condition, it benefits from a recently updated gas central heating system, fitted kitchen, bathroom, with a bisected south facing garden.

The ground floor accommodation offers a porch, two reception rooms, a classic kitchen and a utility room. On the first floor there are two bedrooms, with the bathroom coming off the master bedroom. The bathroom comprising a white suite with pedestal wash basin, close coupled WC, panel bath, a separate shower unit, and tiled walls.

The front bedroom has access up into a loft room. This room doesn't meet building regulation requirements; however, it would make a great crafts/hobby area.

Outside there is a walled front yard and to the rear a south facing patio area, with pea shingle flower beds and a timber garden shed.

The property is PVCu double glazed, it has a modern gas central heating. Unrestricted parking is available on street.

Please view the floor plan for room dimensions and layout.

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.

Located in central Gorleston, the property benefits from easy access to schools & colleges, a regular bus service, High Street amenities and nearby supermarkets.

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



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ROAD WEST
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TRAfalgar Road West GORLESTON

APPROXIMATE FLOOR AREA = 91.0 sq m / 979 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale

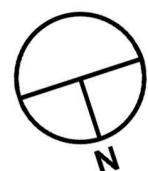
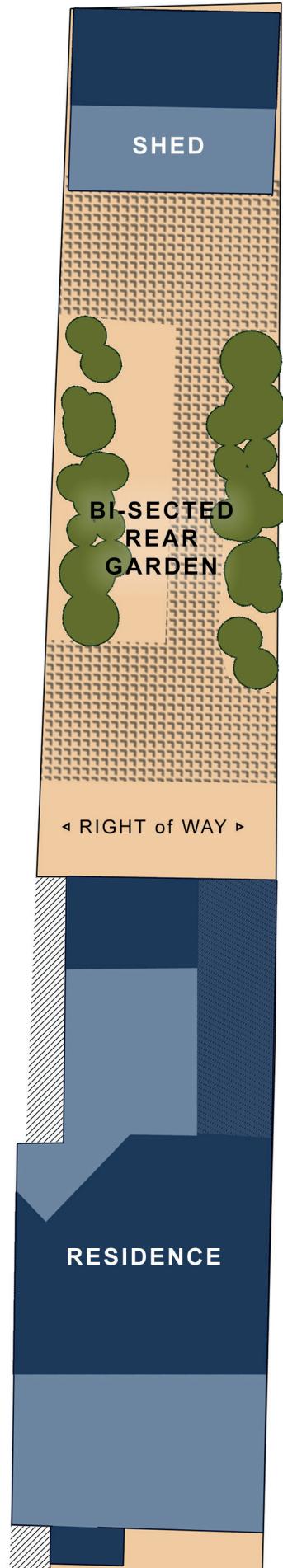
VIEWING ARRANGEMENTS

Telephone: 01493 330299

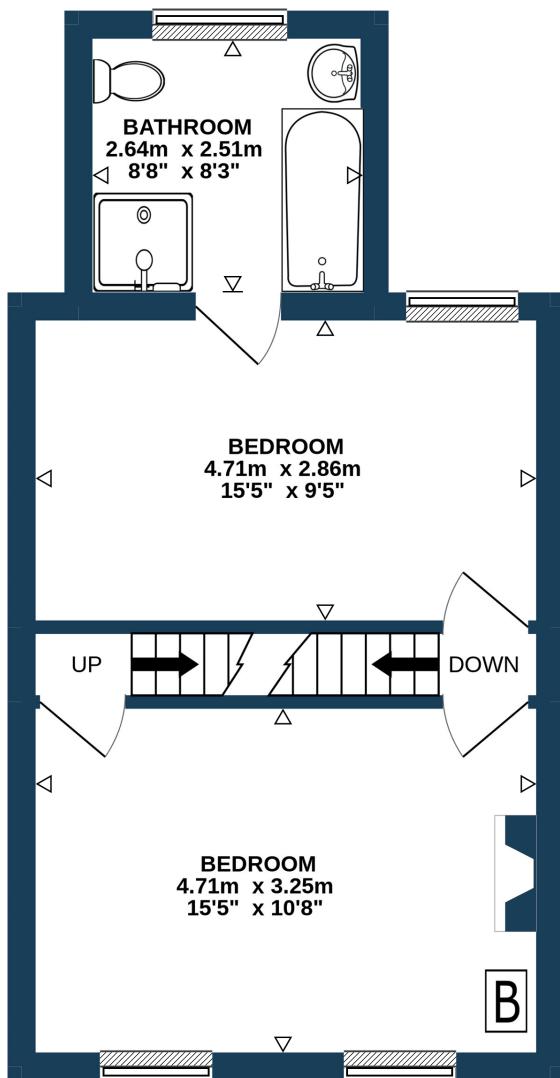
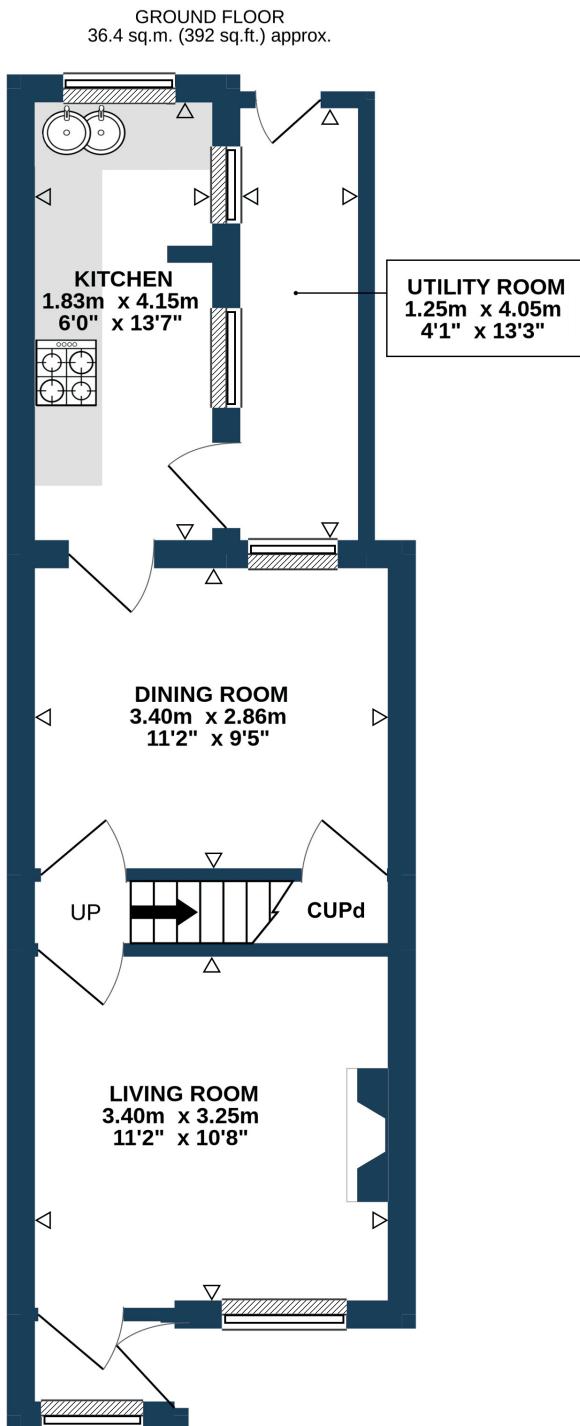
Email: sales@larkes.co.uk

COUNCIL TAX - Band A (£1,230)

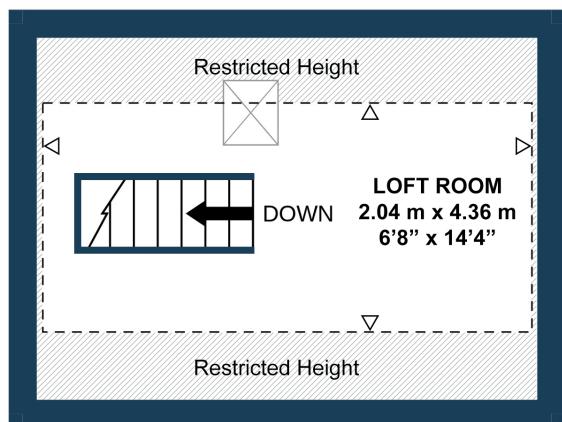
ENERGY RATING - TBC



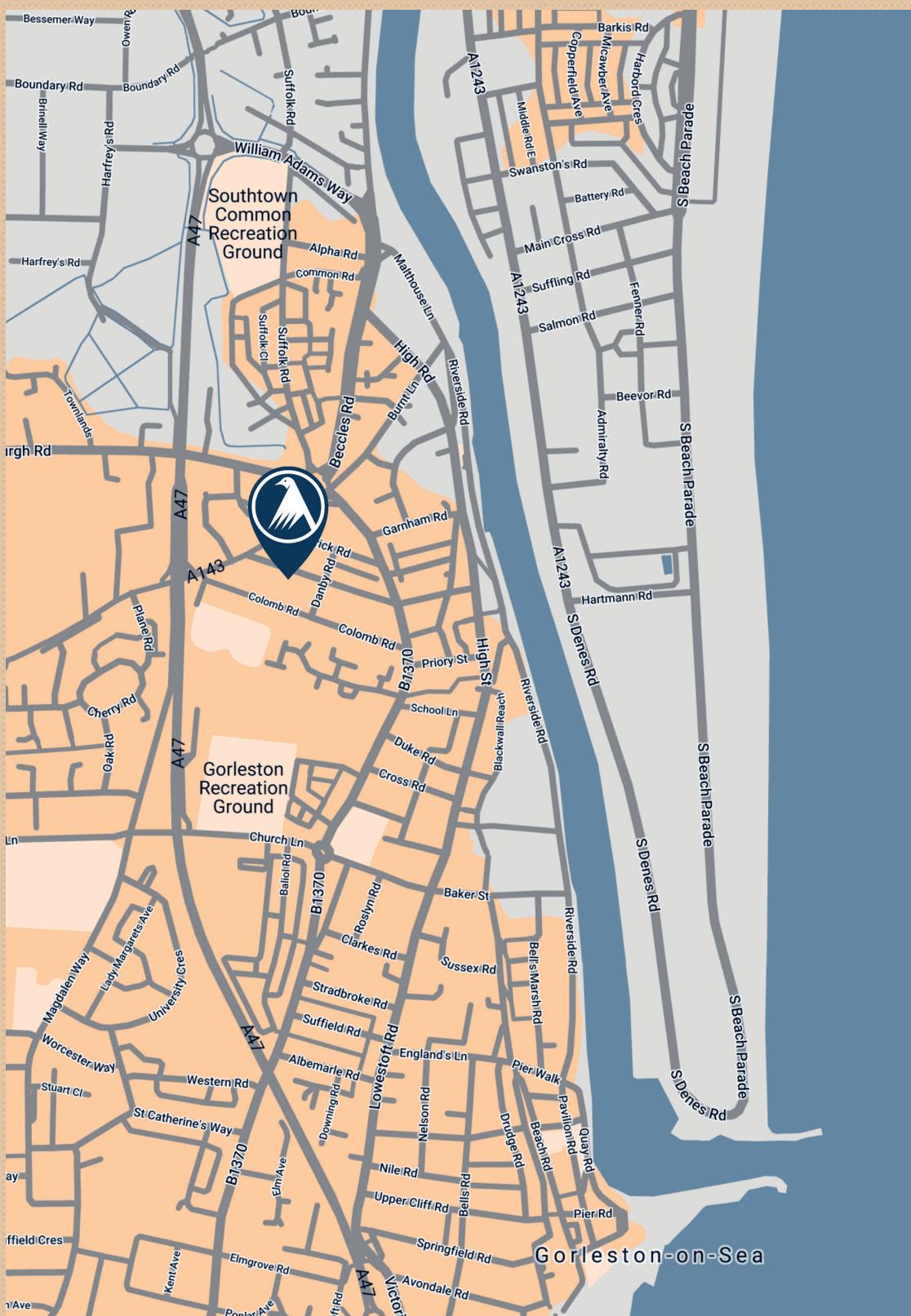
FIRST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



SECOND FLOOR
16.4 sq.m. (176 sq.ft.) approx.



Ref: 7157



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