



University Crescent
Gorleston



HOMES & LAND
RESIDENTIAL ESTATE AGENTS

Property with huge potential, ready for its next owner to modernise. You'll enjoy being in the good-sized back garden which boasts patio dining space, koi pond and beautiful flowers. Simply a perfect place to unwind. Nestled in a sought-after section of Gorleston, see why this community is so popular among its residents. A short walk to local shops, schools and not too far from the beach.



GROUND FLOOR

Entrance Hall

Carpet flooring, coved ceiling, cupboard under stairs and front facing window on stairs.

Kitchen 12' 5" x 8' 4" (3.78m x 2.53m)

Vinyl flooring, coved ceiling, pantry cupboard, storage cupboard, oven, stainless steel sink, plumbing for washing machine, rear facing window and door leading out to the rear garden. Door to;

Dining Room 8' 9" x 8' 1" (2.67m x 2.47m)

Carpet flooring, coved ceiling, radiator and rear facing window. Opening to;

Living Room 15' 5" x 9' 4" (4.71m x 2.84m)

Carpet flooring, coved ceiling, radiator, stone hearth with gas fire and front facing window.

FIRST FLOOR

First Floor Landing

Carpet flooring, coved ceiling and doors leading to;

Bedroom 1 16' 0" x 9' 9" (4.88m x 2.98m)

Carpet flooring, coved ceiling, radiator and two front facing windows.

Bedroom 2 16' 0" x 8' 10" (4.88m x 2.69m)

Carpet flooring, coved ceiling, radiator, cupboard housing the boiler and rear facing window.

FIRST FLOOR CONT'D

Bedroom 3 9' 11" x 9' 8" (3.03m x 2.94m)

Carpet flooring, coved ceiling, radiator and front facing window.

Bathroom 10' 1" x 5' 6" (3.07m x 1.67m)

Vinyl flooring, coved ceiling, bath, wash hand basin, wc and two rear facing windows.

Externally

Rear Garden

33ft long garden laid to lawn with flower beds, trees and shrubs with a Koi pond. There is also a brick shed and a side access to the front of the property.

Front

Concrete drive with ample parking. Partially laid to lawn with shrubs.

AGENT NOTES

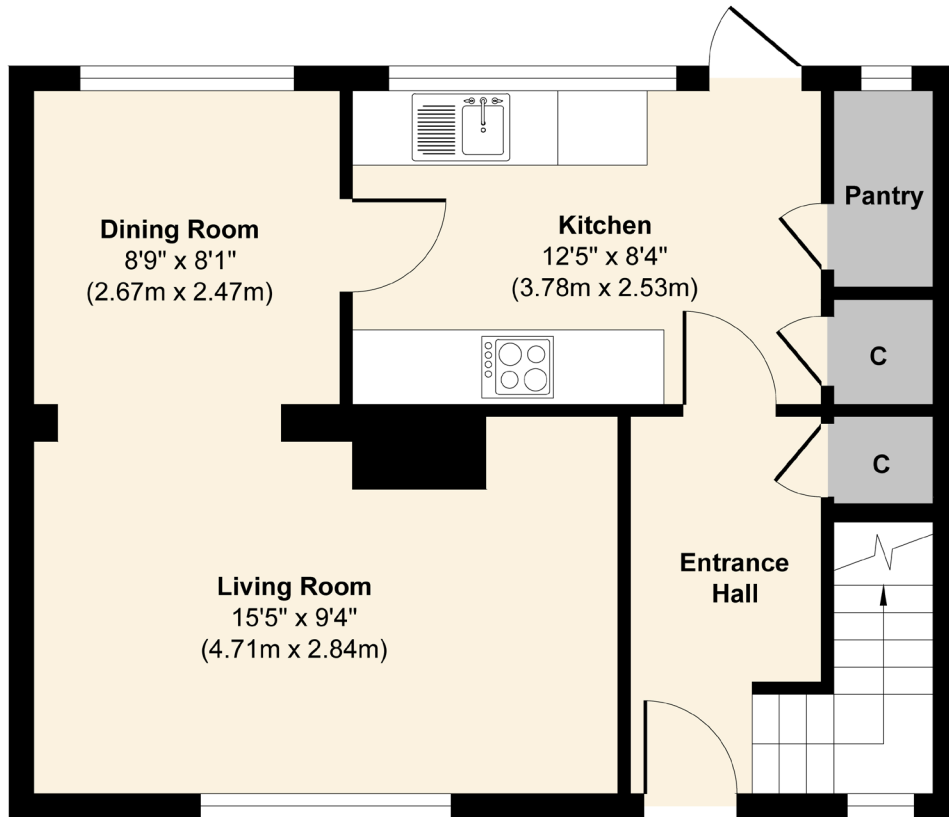
Homes & Land understand this property has double glazing throughout and has central heating with a Combi Boiler.

EPC Rating - TBC

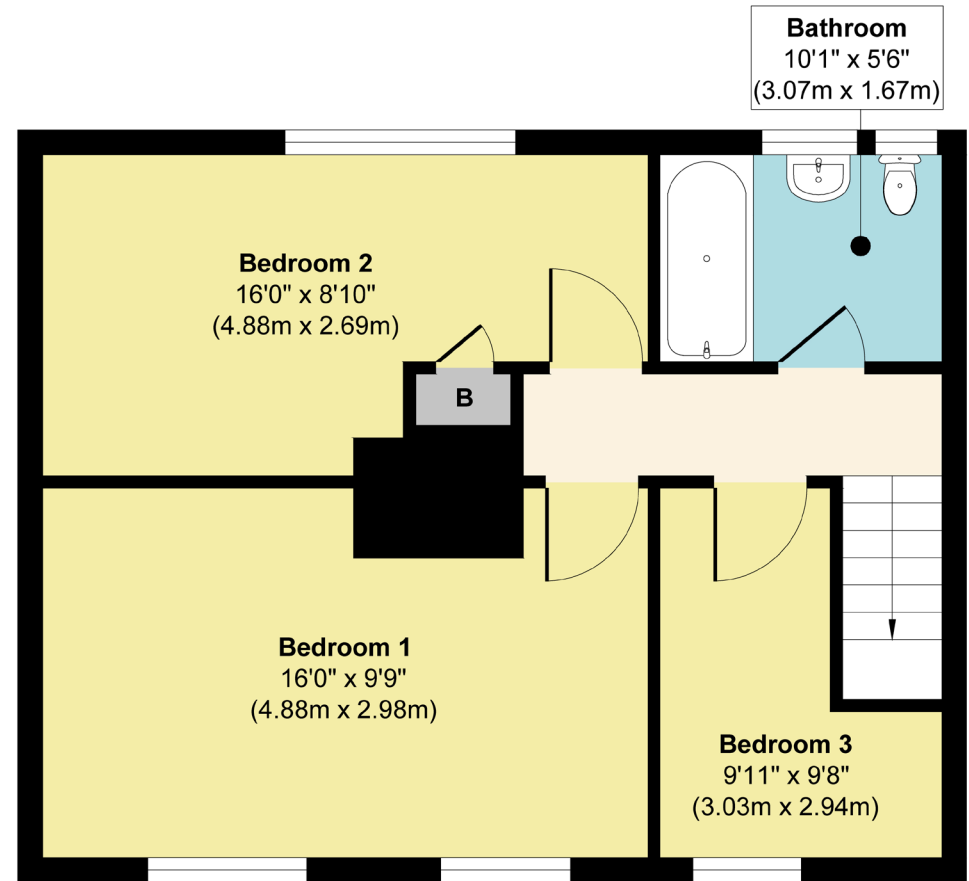
Council Tax Band - B

Services - Mains water, electric, gas and drainage

Tenure - Freehold



Ground Floor
Approximate Floor Area
442 sq. ft
(41.10 sq. m)



First Floor
Approximate Floor Area
442 sq. ft
(41.10 sq. m)



Gorleston Office
38-39 Baker Street
Gorleston
NR31 6QT

Mon - Fri: 9am - 5:30pm
Sat: 9am - 1pm
Sun: Closed
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PLEASE NOTE: Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition. Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.