



71 Kings Road, Gorleston

£160,000 Freehold

Guide price: £160,000-£170,000. This two-bedroom mid-terraced home combines comfort and functionality in a convenient location near local amenities. The ground floor boasts a bright and airy lounge, a practical kitchen/diner, and a utility room offering generous storage. Upstairs, two spacious double bedrooms with built-in wardrobes and a contemporary bathroom provide a comfortable living experience. The exterior features low-maintenance gardens, a brick-built workshop, and off-road parking, adding to the property's charm. Benefiting from gas central heating, double glazing, and a newly installed boiler in 2023, this well-cared-for property is an excellent choice for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

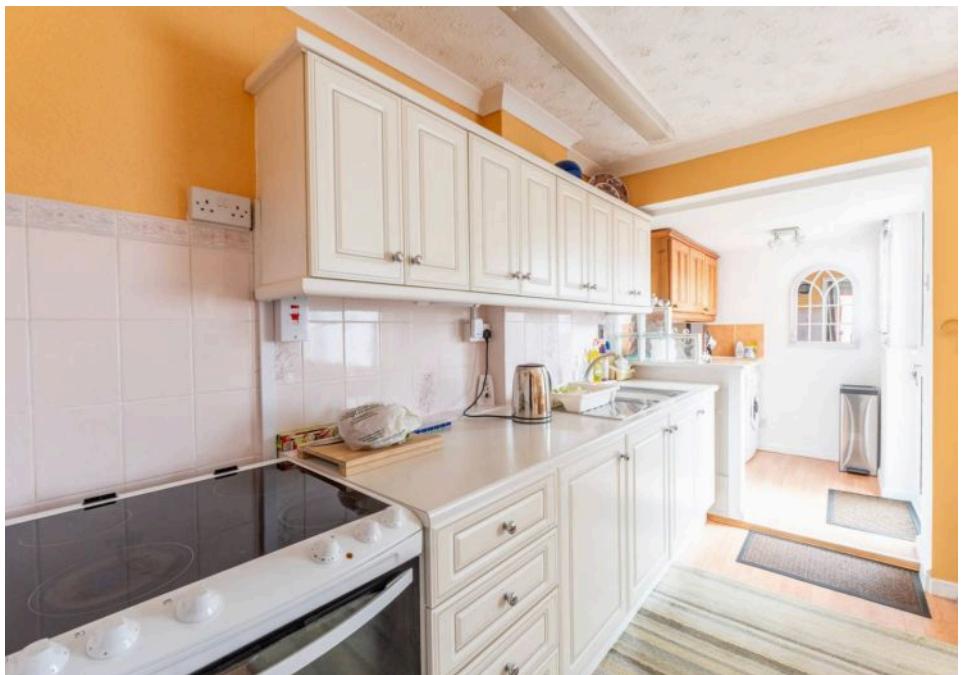
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The Location

Kings Road, Gorleston, NR31, is situated in a convenient and family-friendly area on the Norfolk coast. It is approximately 3 miles from Great Yarmouth town centre, offering access to a variety of shops, dining options, and leisure activities. The nearby A47 road provides easy connections to Norwich, located about 22 miles away, ideal for commuters or those seeking a larger city experience. Families will



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Kings Road

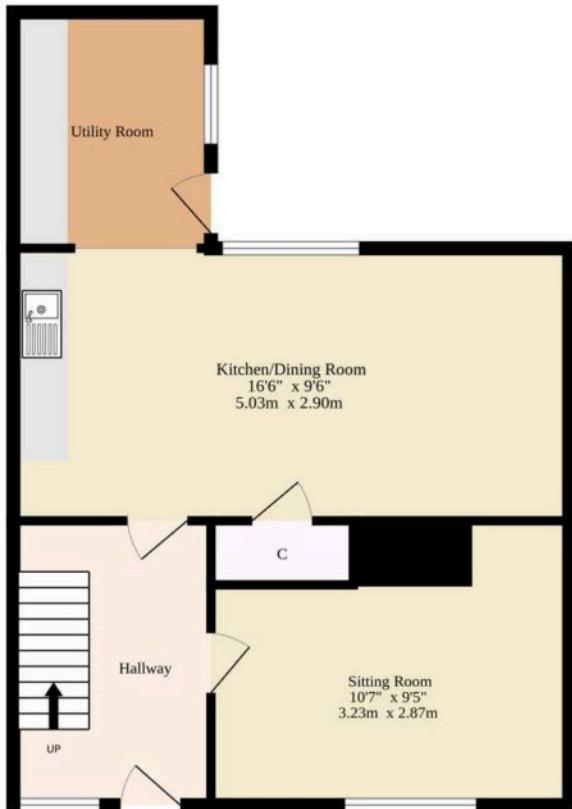
Positioned in a convenient location close to local shops and amenities, this two-bedroom mid-terraced home offers comfort and practicality. The property features a welcoming entrance hall with useful storage, leading to a lounge perfect for relaxing evenings and filled with light via the large front-facing window. The kitchen/diner provides a bright and functional space, complemented by an adjoining utility room with ample storage and appliance space.

Upstairs, the property boasts two generously sized double bedrooms, both with built-in wardrobes offering plenty of storage solutions. The modern bathroom is well-appointed with a shower over the bath, contemporary tiling and a heated towel rail. Gas central heating, enhanced by a new boiler installed in 2023, and double glazing throughout ensure a warm and energy-efficient living environment.

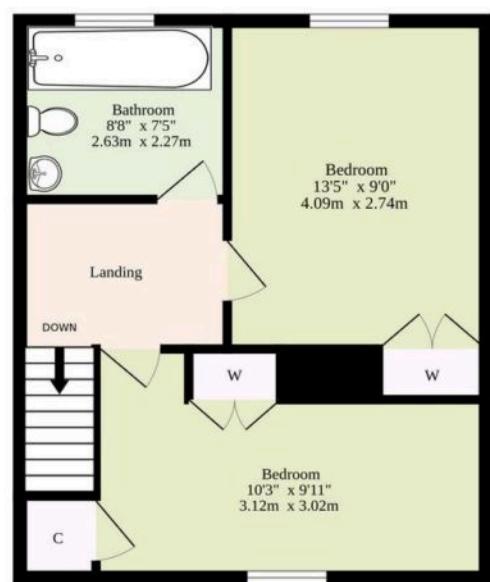
Outside, the front garden is thoughtfully designed for minimal upkeep, featuring a neat pathway, decorative borders and a touch of greenery. The rear garden continues the low-maintenance theme with a mix of paved patio areas and raised planting beds, alongside a brick-built workshop/store. A private brickweave driveway provides convenient off-road parking at the rear. This home



Ground Floor
292 sq.ft. (27.1 sq.m.) approx.



1st Floor
281 sq.ft. (26.1 sq.m.) approx.



Sqft Excludes Hallway And Landing

TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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