



48 Oxford Avenue, Gorleston

Guide Price £200,000 - £210,000



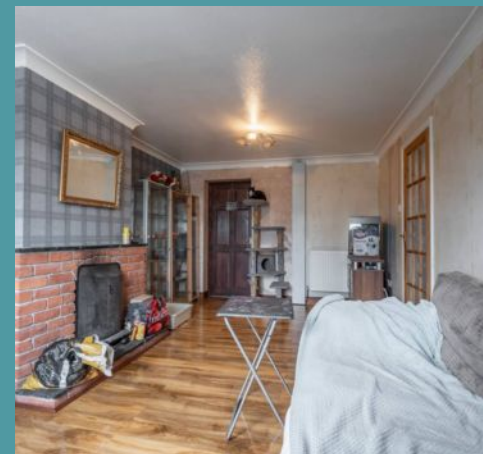
# 48 Oxford Avenue

Gorleston, Great Yarmouth

Perfect for a growing family or those looking for a flexible layout, this mid-terrace residence can adapt to your own preferences and style depending on your lifestyle requirements. The ground floor showcases comfortable and well-appointed living spaces, within its spacious sitting room, versatile sun-room, kitchen and utility area. The first floor accommodates three bedrooms and a family bathroom, while the exterior consists of a south facing garden and an outbuilding, with the potential to be a home office or entertainment room. Don't miss the chance to acquire this home and make it your own.

## Location

Gorleston is a coastal town is situated in the county of Norfolk. It lies along the North Sea, to the south of the larger town of Great Yarmouth. The town is known for its sandy beaches, making it a popular destination for seaside holidays. Gorleston is also home to a charming mix of Victorian and modern architecture. It has a vibrant community, with a variety of local shops, cafes, and pubs. The area is easily accessible by road, with good transport links to Great Yarmouth, Caister-On-sea, Lowestoft and the city of Norwich. Gorleston's picturesque seafront and its tranquil atmosphere make it a lovely place to live.







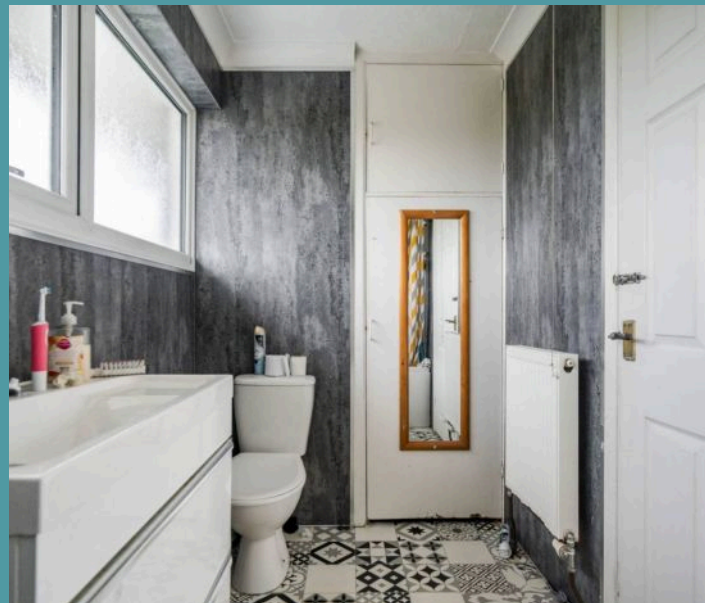
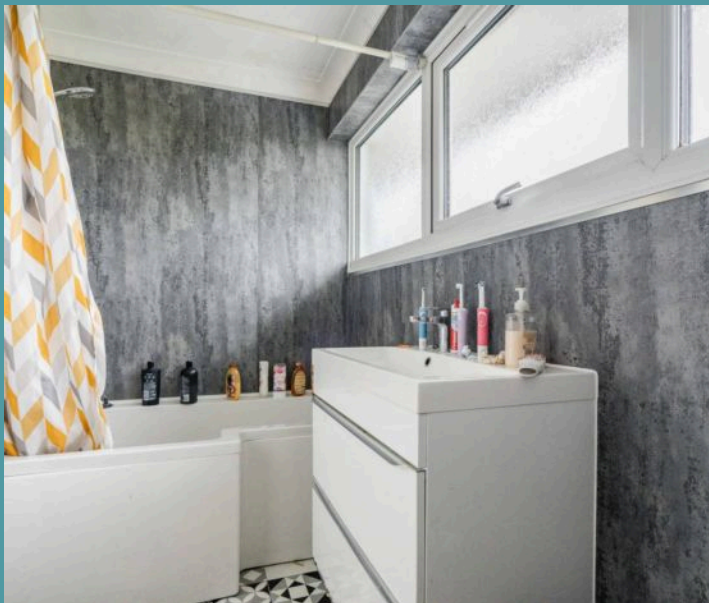
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Gorleston, Great Yarmouth

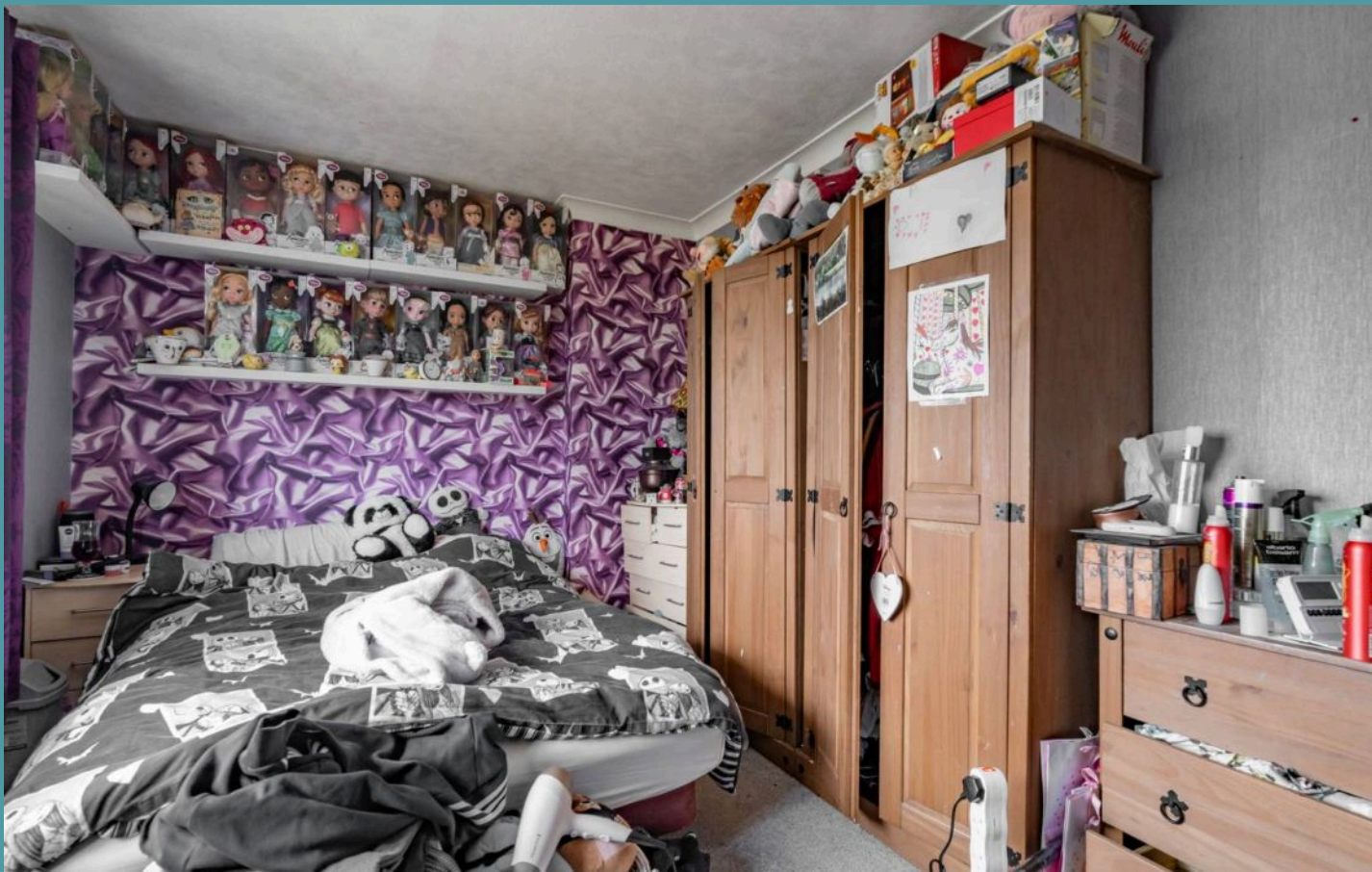
Upon entering this inviting residence, you are greeted by a warm and welcoming sitting room, featuring a brick-built fireplace with an open fire, ideal for cosy evenings with loved ones or entertaining guests. A versatile sun-room can easily transform into an additional bedroom or a second reception room, catering to various lifestyle needs and preferences.

The well-appointed kitchen is complete with modern wall and base units, essential appliances, and a convenient breakfast bar unit for casual dining. An adjacent utility area adds to the functionality of the space, ensuring practicality and convenience in daily tasks.

Ascend the stairs to the first floor, where three bedrooms await, each thoughtfully designed to offer relaxation and privacy. A family bathroom completes the accommodation on this level, comprising of a three piece suite.







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Gorleston, Great Yarmouth

Step outside into the south-facing garden, offering a low-maintenance outdoor space that is primarily artificial lawn, with a patio area for your outdoor seating arrangements. Fully enclosed for added privacy, this outdoor area is perfect for relaxing in the sunshine or summer BBQs. Adding to the appeal of this property is a brick-built outbuilding, with the potential to be a home office, additional accommodation, or a garden entertainment room, depending on your own requirements.

### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A





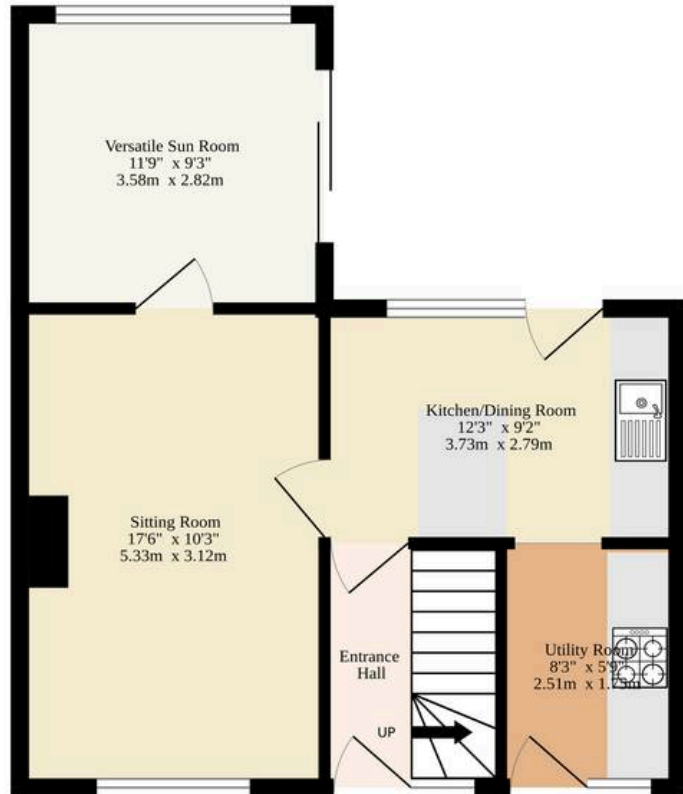


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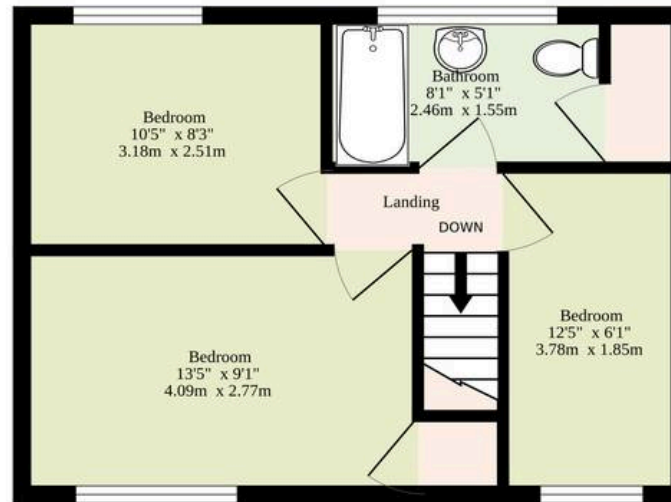
Gorleston, Great Yarmouth

- Mid-terrace residence in the coastal town of Gorleston-On-Sea
- Family home with flexible accommodation that can adapt to your own preferences and style
- Comfortable sitting room for relaxation and entertaining, with a brick-built fireplace with an open fire
- Versatile sun-room with the option to be a bedroom or an additional reception space
- Kitchen fitted with wall and base units, appliances and a breakfast bar unit, alongside a utility area
- Three first floor bedrooms and a family bathroom
- South facing garden that is low maintenance, fully enclosed for privacy
- Brick-built outbuilding with the potential to be a home office, additional accommodation or a garden entertainment room
- Close to local shops, bus routes, schools, healthcare facilities and the coast

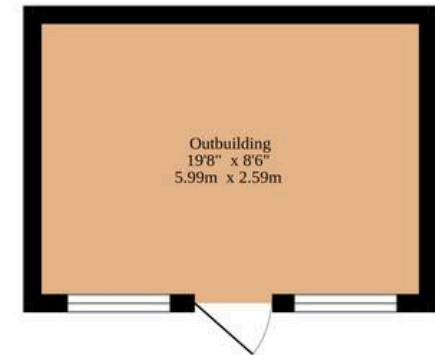
Ground Floor  
476 sq.ft. (44.2 sq.m.) approx.



1st Floor  
348 sq.ft. (32.3 sq.m.) approx.



Outbuilding  
170 sq.ft. (15.8 sq.m.) approx.



Sqft Includes The Outbuilding

**TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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