

**Aldreds**  
Estate Agents



91 Yarmouth Road

Caister-On-Sea, Great Yarmouth, NR30 5BU

£175,000



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## 91 Yarmouth Road

### Caister-On-Sea, Great

Aldreds are pleased to offer this deceptively spacious semi detached family house situated in the heart of this popular coastal village. The property would ideally benefit from further refurbishment and offers accommodation comprising of an entrance hall serving a through lounge/dining room, kitchen/breakfast room, landing, three separate bedrooms and a bathroom. Outside is a low maintenance garden with potential to create a driveway and a generous enclosed rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

#### Entrance Hall

Part double glazed composite entrance door, stairs to first floor with under stairs recess, radiator, doors leading off to:

#### Lounge/Dining Room

##### Dining Area

10'11" x 10'4" (3.34 x 3.16)

Including the chimney breast, radiator, double glazed window to rear aspect, arched access to:

##### Lounge Area

12'7" x 11'11" (3.85 x 3.64)

Including the chimney breast with fireplace and double glazed bay window to front aspect, radiator, tv point.

#### Kitchen/Breakfast Room

21'11" x 8'9" (6.70 x 2.69)

Kitchen area fitted with wood effect wall and matching base units with work surface over, single drainer stainless steel sink unit, part tiled walls, electric cooker point, space and plumbing for a washing machine and tumble dryer, wall mounted Ideal gas boiler, radiator, double aspect double glazed windows to side and rear, breakfast bar divider, part double glazed pvc rear entrance door.

#### First Floor Landing

Access to the loft space, doors leading off to:

##### Bedroom 1

12'8" x 11'10" (3.88 x 3.63)

Including the chimney breast, radiator, double glazed window to front aspect.

##### Bedroom 2

10'11" x 10'5" (3.34 x 3.20)

Including the chimney breast, radiator, double glazed window to rear aspect.





### Bedroom 3

9'11" x 8'9" (3.03 x 2.67)

Radiator, double glazed window to rear aspect.

### Bathroom

Suite comprising panelled bath with aqua panelled walls and electric shower fitting, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to side aspect, radiator.

### Outside

To the front of the property is an open concrete forecourt with potential to create a driveway (subject to usual consents). A side pedestrian access right of way from the neighbouring property allows access via a side gate in to the rear garden. The rear garden is of a generous size and mainly laid to lawn.

### Tenure

Freehold. It should be noted that there is a small element of flying freehold in favour of the neighbouring property over the entrance hall area.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops, pubs and restaurants \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

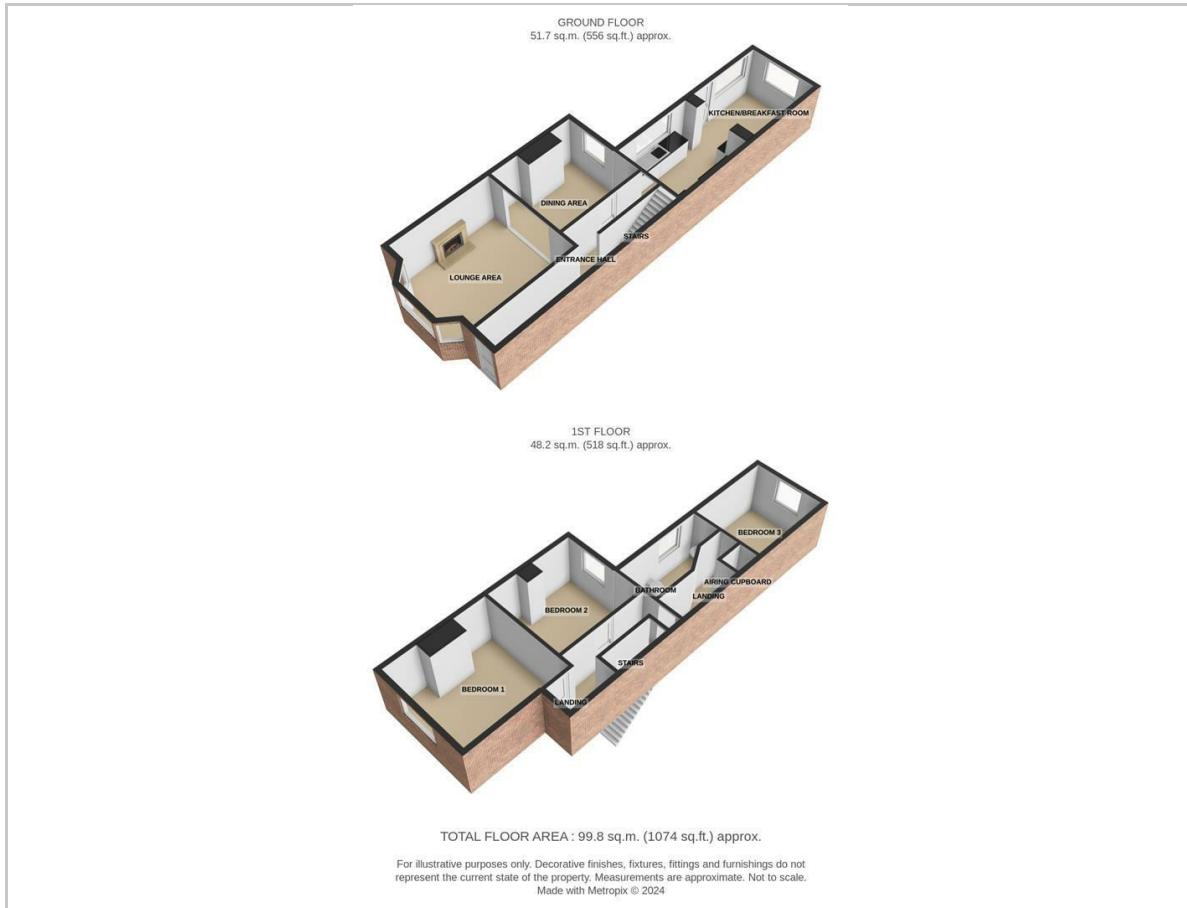
### Directions

From our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco and after a few hundred yards the property can be found on the right hand side just before the turning for St Julian Road.

Ref: Y12014/03/24/CF



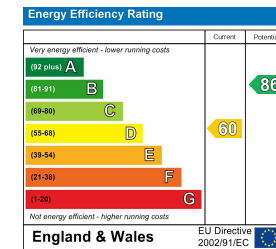
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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