

Aldreds
Estate Agents



91 Yarmouth Road

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

£160,000



3



1



2



D

91 Yarmouth Road

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.

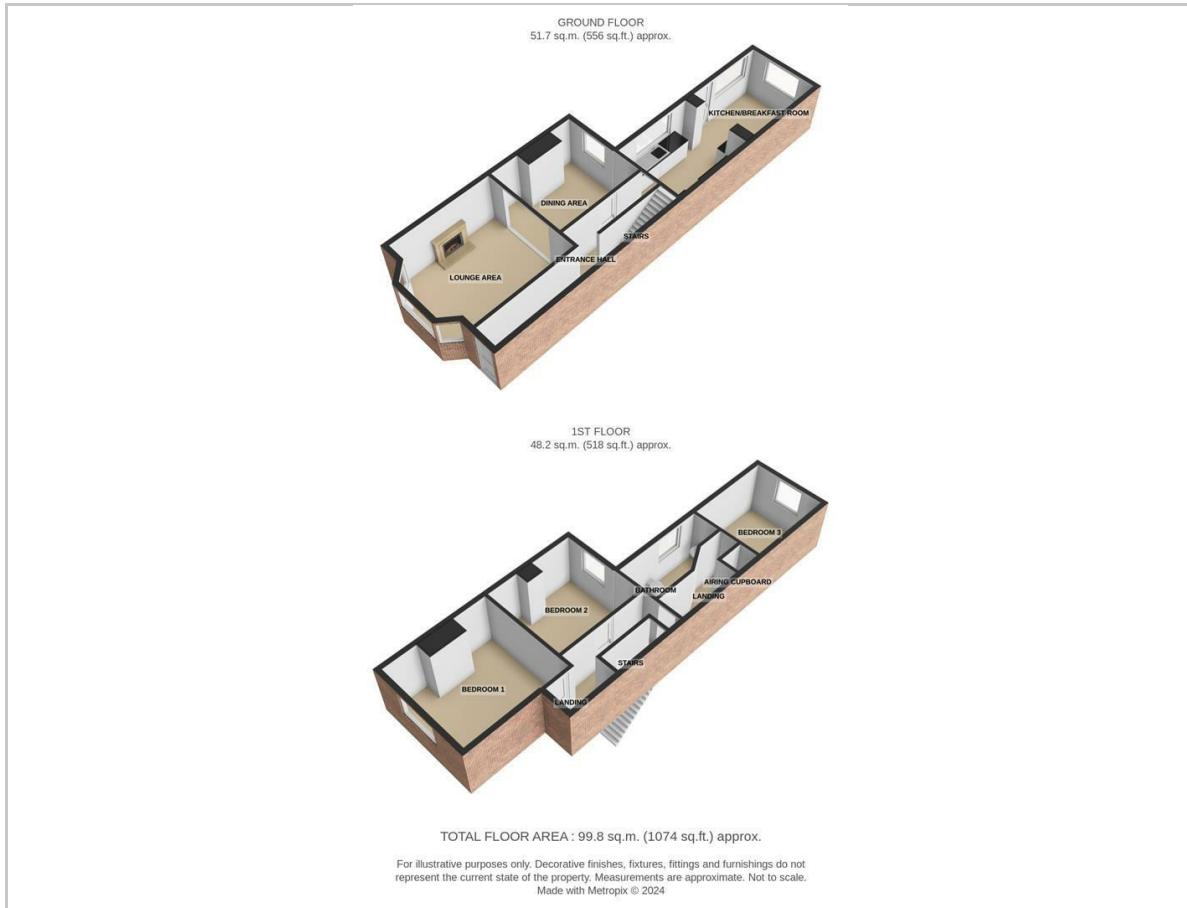
Directions

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



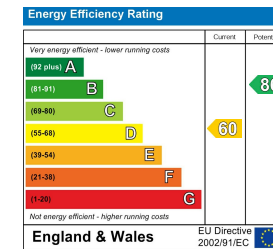
Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA