

Aldreds
Estate Agents



53A Tan Lane

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

£350,000



53A Tan Lane

Aldreds are pleased to offer this modernised and well presented linked detached cottage situated in a tucked away location a short walk from the beach and village centre. The property would make an ideal family home or possible holiday let with accommodation comprising of an entrance lobby, living room, spacious kitchen/dining room, first floor landing with three separate double bedrooms and a modern bathroom. Outside there is a driveway for parking, covered store and a south facing low maintenance garden. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is strongly recommended.

Entrance Lobby

Part double glazed pvc entrance door, two double glazed windows, radiator, tiled flooring, open access to:

Living Room

16'3" x 12'9" (4.96 x 3.90)

Double glazed French doors to rear, double glazed window to front aspect, revealed brickwork to one wall, wall mount tv point, radiator.

Kitchen/Dining Room

19'0" x 12'9" (5.80 x 3.91)

Plus staircase to first floor with under stairs storage cupboard, grey fitted kitchen with shaker style wall and matching base units with solid wood work surfaces over, single drainer one and a half bowl stainless steel sink unit with mixer taps, recesses with space and plumbing for a washing machine, slimline dishwasher and tumble dryer, built in electric oven, four ring gas hob and extractor hood over, part tiled walls, tiled flooring, two radiators, two double glazed windows to front aspect.

First Floor Landing

Two double glazed windows to rear aspect, radiator, fitted carpet, doors leading off to:

Bedroom 1

13'3" x 9'11" (4.04 x 3.03)

Double glazed window to front aspect, radiator, wall mount tv point, fitted carpet.

Bedroom 2

10'0" x 8'5" (3.05 x 2.58)

Double Glazed window to front aspect, radiator, fitted carpet.

Bedroom 3

13'0" x 8'0" (3.98 x 2.44)

Double glazed window to rear aspect, radiator, fitted carpet.





Bathroom

10'1" x 5'10" (3.08 x 1.79)

Plus recess with a built in tiled shower cubicle with electric shower, deep and wide panelled bath, pedestal wash basin, low level wc, part aqua panelled walls, recessed spot lights, frosted double glazed window to side aspect, painted wooden flooring, radiator.

Outside

The property is situated in a tucked away location with a driveway access for parking, beyond a gated access leads to the property where there is a covered open fronted store on the end of the house. Beyond is the entrance to the property and the south facing rear garden with raised artificial grassed area and shed. At the bottom of the garden there is an additional rear access point which is currently over grown and could be opened up to create additional parking from the rear service road or adjoining roadway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

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.

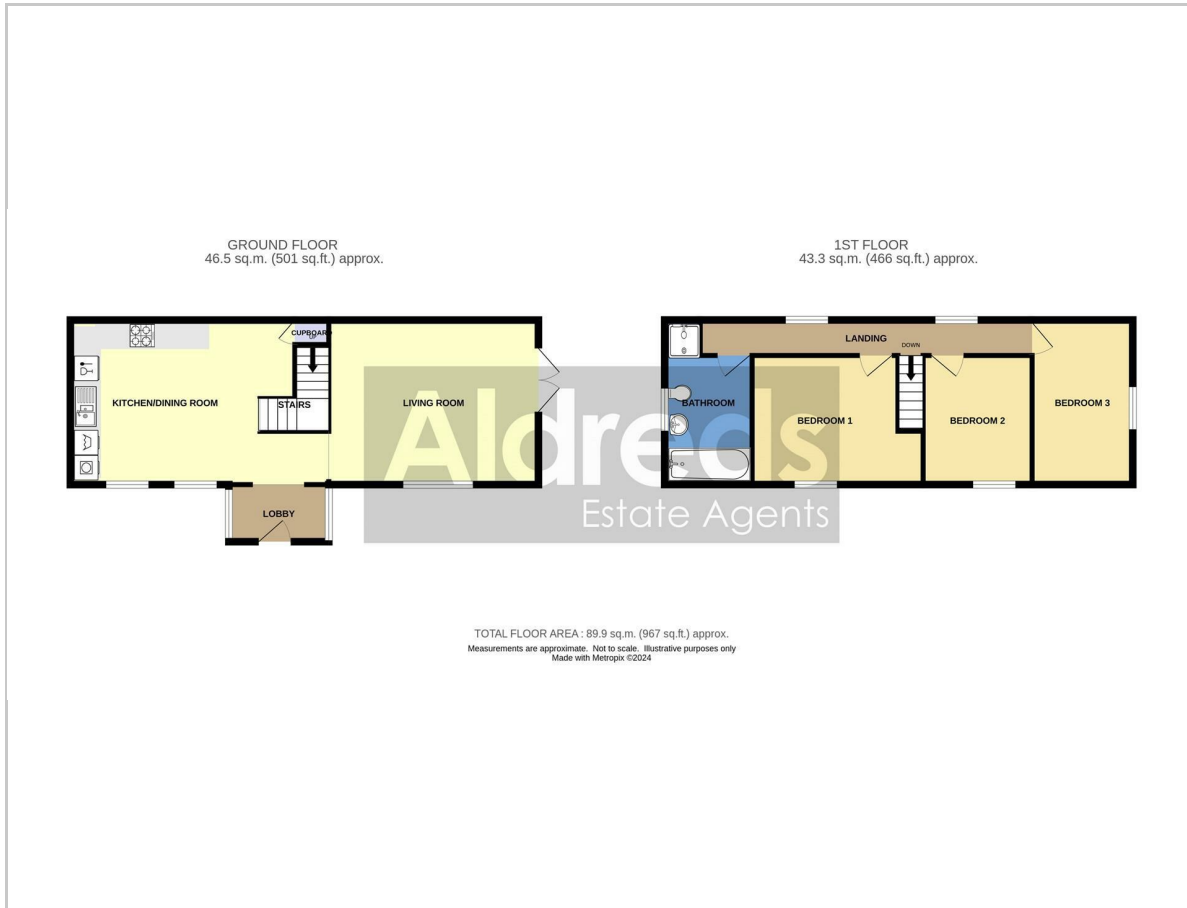
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, at the mini roundabout turn right into Tan Lane where the property can be found on the right hand side towards the far end of Tan Lane just before the turning in to Honeymoon Loke.

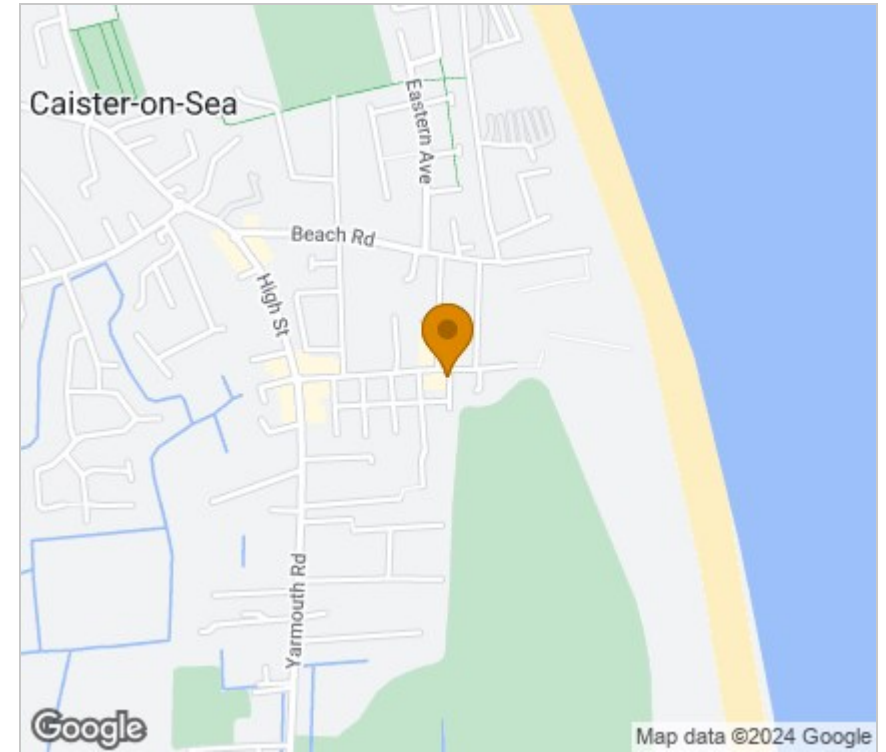
Ref: Y12161/07/24/CF



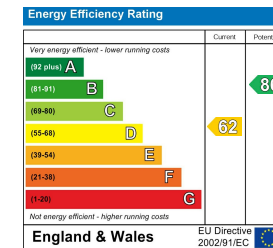
Floor Plan



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. There may be a fee for mortgage advice. 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