

**Aldreds**  
Estate Agents



12 Victoria Street

Caister-on-Sea, Great Yarmouth NR30 5HA

£150,000



## 12 Victoria Street

Aldreds are pleased to offer this spacious mid terraced house in a convenient location for the village centre and a short walk to the beach. The property would make an ideal first home or investment purchase and offers a living room, kitchen, rear lobby, ground floor shower room, first floor landing and two double bedrooms. Outside is a forecourt and courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Lounge

13'3" x 11'5" (4.04 x 3.49)

Including the chimney breast with marbled fireplace, meter storage cupboard, radiator, double glazed window to front aspect, part double glazed pvc entrance door, access to:

### Kitchen

13'1" x 10'4" (4.01 x 3.15)

Including the staircase to first floor, fitted medium oak shaker style kitchen with wall and matching base units with work surface over, built in electric oven, four ring gas hob and stainless steel extractor hood over, part tiled walls, tiled flooring, space and plumbing for a washing machine, slate effect tiled flooring, single drainer cast sink with mixer tap, double glazed window to rear aspect, open access to:

### Rear Lobby

Part double glazed pvc rear entrance door, built in airing cupboard housing the copper hot water cylinder, slate effect tiled flooring, door to:

### Shower Room

5'11" x 5'10" (1.82 x 1.79)

Corner quadrant tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, slate effect tiled flooring, radiator, frosted double glazed window to rear aspect.

### First Floor Landing

Doors leading off to:





### Bedroom 1

13'2" x 11'4" (4.03 x 3.47)

Including the chimney breast with cast iron fireplace, tv aerial lead, radiator, stripped wood flooring, double glazed window to front aspect.

### Bedroom 2

10'4" x 10'4" (3.17 x 3.15)

Double glazed fire escape window to rear aspect, radiator, stripped wood flooring, tv aerial lead.

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed low maintenance courtyard garden, with a pedestrian right of way rear access point.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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 and continue towards the bottom of the road taking the last but one turning on the left in to Victoria Street where the property can be found on the right hand side.

Ref: Y12172/07/24/CF



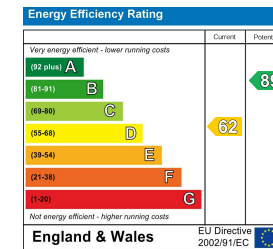
## Floor Plan



## 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

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