



90 Yarmouth Road

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

£510,000



90 Yarmouth Road

Aldreds are pleased to offer this rare opportunity to acquire a substantial detached chalet style residence with a former hardware store, which sits on a site of approximately 0.8 acres of land which offers superb potential for further development (subject to planning permission). The site is situated in the very heart of the village and the main property offers a flexible living space comprising of an entrance hall, lounge, dining room, sitting room, new fitted kitchen, further sitting room/bedroom and three first floor bedrooms, ground floor shower room and first floor bathroom. Adjacent to the property fronting on to the main road is the former hardware store offering a variety of potential uses. An early viewing is strongly recommended.

Main Property

Entrance Porch

Glazed entrance door, Herringbone wood effect laminate flooring, stairs to first floor with under stairs cupboard, radiator, telephone point, doors leading off to:

Kitchen

12'1" x 9'10" (3.70 x 3.01)

Extensively fitted with a new white gloss finish kitchen comprising wall and matching base units with grey work surface over and matching upstands, one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, built in electric double oven, four ring ceramic hob with glass panel splashback, recesses for a fridge and freezer, double aspect windows, tile effect laminate flooring, radiator, door to:

Dining Room

11'10" x 11'0" (3.63 x 3.36)

Including the chimney breast and adjacent built in airing cupboard housing the hot water cylinder, tile effect laminate flooring, secondary double glazed window to rear aspect, radiator, door to:

Lounge

18'5" x 13'4" (5.62 x 4.07)

Including the chimney breast with tiled open fireplace, solid wood flooring, secondary double glazed window to rear aspect, radiator, tv point, open access to:

Sitting Room

24'6" x 11'10" (7.47 x 3.63)

A very spacious room that could be divided in to two rooms to provide an additional bedroom if required, double aspect secondary double glazed windows, two radiators, wall lights, tv point.

Further Sitting Room / Bedroom 4

10'7" x 9'4" (3.24 x 2.87)

Herringbone wood effect laminate flooring, secondary double glazed window to front aspect, radiator, tv point.

Side Entrance Conservatory

10'6" x 7'8" (3.22 x 2.36)

Brick and frosted glazed construction with pvc frosted double glazed entrance door, could be used as a utility room with doors leading off in to the kitchen and:

Shower Room

7'1" x 6'2" (2.18 x 1.89)

Tiled shower cubicle with shower fitting, low level wc, vanity unit with wash basin, built in storage cupboard, tiled walls, frosted window, radiator.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

12'7" x 10'11" maximum (3.85 x 3.35 maximum)

Double aspect windows (one pvc double glazed), radiator, eaves storage cupboard.





Bedroom 2

11'2" x 9'6" (3.41 x 2.92)

Including a bank of fitted wardrobe cupboards, radiator, pvc double glazed window to side aspect, eaves storage cupboard.

Bedroom 3

8'10" x 8'7" (2.70 x 2.62)

Window to rear aspect.

Family Bathroom

7'7" x 5'5" (2.33 x 1.66)

Coloured suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to front aspect, tiled walls, radiator.

Two Storey Former Hardware Store

96'6" x 18'7" narrowing to 15'7" (29.42 x 5.68 narrowing to 4.75)

The former hardware store is split in to the main front shop area which extends through to the rear of the building. On the first floor is a storage area and office. Attached to the rear of the shop area are two workshops/garaging with double doors power and lighting. (It should be noted that some parts of the former hardware shop are in need of repair). Beyond the rear of the shop is a kitchen area and attached wc. The former hardware store offers potential for a variety of uses to be combined with the main property for potential development (subject to usual consents).

Outside

The main property sits in the middle of a wrap around plot with a mixture of lawn and extensive driveway providing parking and storage for several vehicles. There is also a garage with outside store and adjacent boiler house. The rear of the property faces a westerly direction.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D' for the chalet residence and the shop is business rated.

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 left hand side just before the turning for Elm Road.

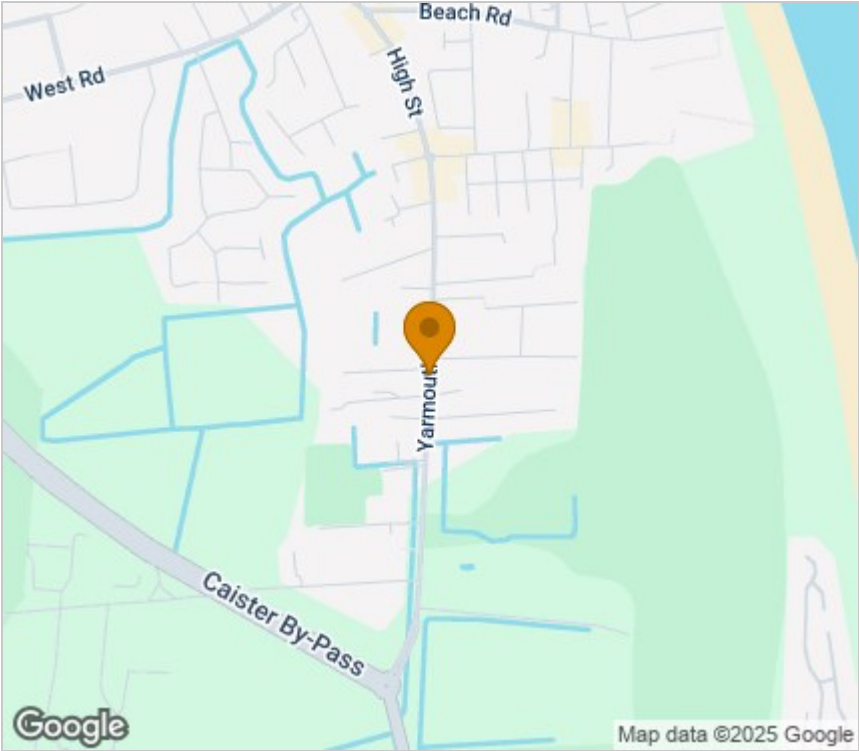
Ref: Y12169/07/24/CF



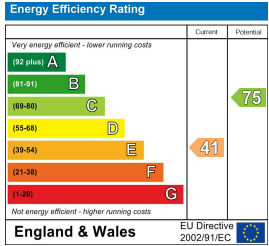
Floor Plan



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.