



**Aldreds**  
Estate Agents

8 Watling Close  
Caister-On-Sea, NR30 5XH  
£185,000



## 8 Watling Close

Aldreds are pleased to offer this very well presented, modern mid terraced house on a popular development that would make an ideal first home or investment purchase. The property offers an entrance hall serving the lounge/dining room, recently installed fitted kitchen, first floor landing, two bedrooms and a modern bathroom. Outside are low maintenance front and rear gardens and two rear car parking spaces. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part frosted double glazed upvc entrance door with double glazed side panel, power points, telephone point, airing cupboard, wood effect LVT flooring, radiator, doors leading off to:

### Kitchen

7'6" x 6'11" (2.31 x 2.13 )

Double glazed window to front aspect, range of fitted white gloss handle less kitchen units with wall and matching base units with wood effect work surfaces over and matching upstands, stainless steel sink and drainer with mixer taps, space and plumbing for a washing machine, power points, built in electric oven, four ring ceramic hob and stainless steel extractor hood over, cupboard housing the gas boiler, wood effect LVT flooring.

### Lounge/Dining Room

17'7" x 13'1" (5.38 x 4.00)

Double glazed window to rear aspect, double glazed French doors to garden, stairs rising to landing, power points, tv point, radiator, fitted carpet, wall uplights.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1

11'5" x 9'4" (3.50 x 2.87 )

Plus wardrobe recess, double glazed window to rear aspect, power points, radiator, tv point, fitted carpet.

### Bedroom 2

12'11" x 7'1" (3.94 x 2.17)

Double glazed window to front aspect, power points, radiator, fitted carpet.





### Bathroom

6'1" x 5'10" (1.87 x 1.78)

White suite comprising panelled bath with electric shower fitting over, low level wc, vanity unit with inset wash basin, tiled walls and flooring, extractor fan, radiator.

### Outside

To the front of the property is a small garden laid with stone chips and established bush. At the rear is a low maintenance westerly facing paved garden which is enclosed with timber fencing and has a timber shed. A gate leads to the rear parking area with two allocated car parking spaces.

### Tenure

Freehold

### 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 the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout take the second exit, at the traffic lights turn right into Ormesby Road Road, turn right into Webster Way, continue to the bottom and take the last turning on the right in to Watling Close.

Ref: Y12186/08/09/CF



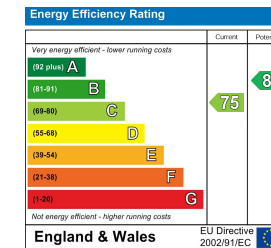
## Floor Plan



## 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](mailto: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