



Aldreds
Estate Agents

8 Watling Close
Caister-On-Sea, NR30 5XH
£180,000



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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.

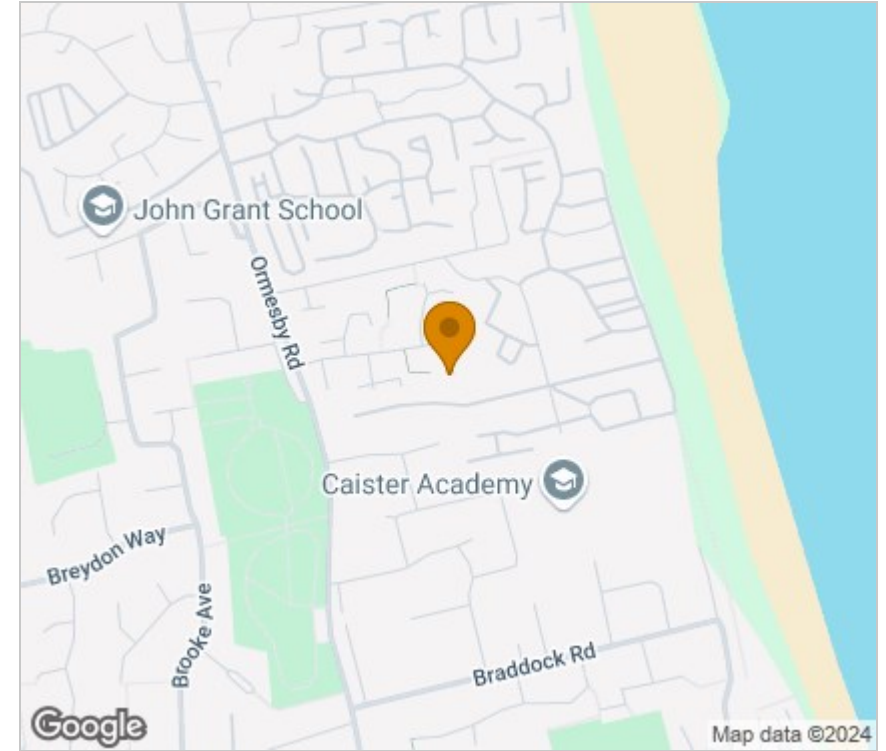
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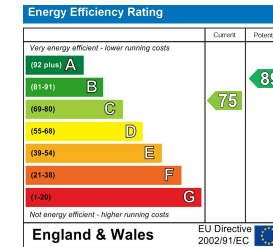
Floor Plan



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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