

Aldreds
Estate Agents



14 Caister Road
, Great Yarmouth, NR30 4DB

£315,000



14 Caister Road

, Great Yarmouth, NR30 4DB

A fantastic extended four bedroom semi detached house with garden, garden room, large driveway and garage to rear. Internally the property offers an entrance hall, lounge, stunning kitchen/diner/sitting room, cloakroom, landing, four bedrooms and a bathroom. Gas underfloor heating to ground floor, gas central heating to first floor & sealed unit double glazing.

Entrance Hall

Door to side, storage cupboard with wall mounted gas boiler.

Lounge

15'10" x 11'4" (4.84 x 3.46)

Bay double glazed window to front aspect.

Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect.

Kitchen/Diner/Sitting Room

20'8" max x 18'8" max (6.3 max x 5.7 max)

Base & wall units with worktops, island unit, gas cooker point, plumbing for washing machine, double glazed window to rear aspect, stairs rising to landing, double glazed French doors to garden.

Landing

Loft access

Bedroom 1

15'11" x 11'4" (4.86 x 3.47)

Bay double glazed window to front aspect, radiator.

Bedroom 2

11'10" x 11'8" (3.62 x 3.57)

Double glazed window to rear aspect, radiator.

Bedroom 3

9'10" x 9'2" (3 x 2.8)

Double glazed window to side aspect, radiator.





Bedroom 4

9'2" x 8'6" (2.8 x 2.6)

Double glazed window to side aspect, radiator.

Bathroom

9'10" x 5'3" (3 x 1.62)

Panel bath, hand basin, low level WC, Shower, opaque double glazed window to front aspect, heated towel rail.

Outside

To the front of the property there is a large driveway for multiple vehicles. To the rear there is a garage (4.78 x 2.7). There is also a spacious garden room (5.55 x 4) with power & light which is currently used as a home bar. The rear garden is lawned with paved patio area.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.



Council Tax

Band C

EPC

TBC

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.



Directions

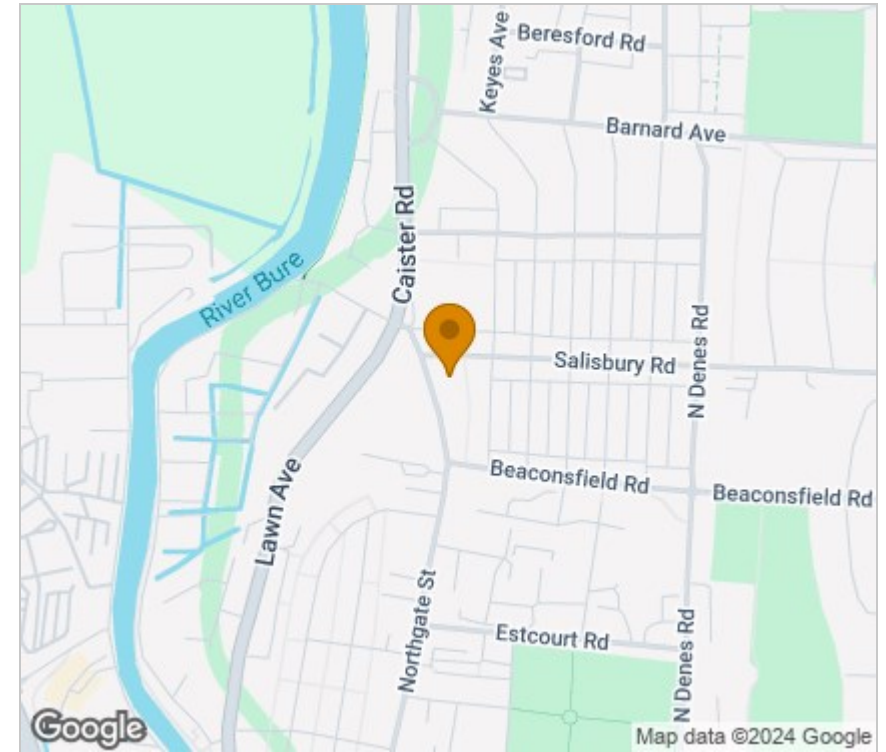
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, turn left into Northgate Street, continue into Caizer Road where the property can be found on the right hand side.

Ref Y12196/08/24/DC

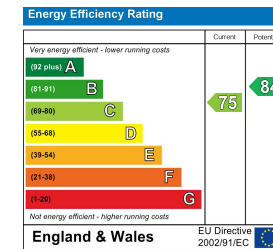
Floor Plan



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