

**Aldreds**  
Estate Agents



52 Roman Way

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

Asking Price £205,000





## 52 Roman Way

Aldreds are pleased to offer this very well presented, extended semi detached bungalow in a sought after convenient location close to a regular bus service and the village centre. The property offers a roomy and airy layout of accommodation that would make an ideal retirement property or suit a couple with accommodation comprising of a kitchen/dining room extension, utility area, living room, bathroom and two double bedrooms. Outside there is a long driveway for car parking and a generous private south facing rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Kitchen/Dining Room 16'3" x 11'3" (4.97 x 3.43)

A spacious extension to the main bungalow with wood finish base units with granite effect work surfaces over, single drainer one and a half bowl sink unit with mixer taps, part tiled walls, recess with electric cooker and stainless steel splashback and extractor hood over, space and plumbing for a washing machine, recessed spot lights, double glazed window to side, part double glazed pvc entrance door, double glazed French doors to rear, fitted carpet, radiator, open access to:

### Utility Area 8'7" x 6'1" (2.62 x 1.86)

Fitted base unit with granite effect work surface over, recess for a fridge, built in cupboard housing the fuse box, fitted carpet, doors leading off to:

### Bathroom 8'5" x 5'10" (2.59 x 1.78)

White suite comprising panelled bath with shower mixer tap, pedestal wash basin, low level wc, cupboard housing the gas combination boiler, tiled flooring, part tiled walls, radiator, frosted double glazed window to side aspect.

### Living Room 12'5" x 11'8" (3.80 x 3.58)

Including the chimney breast, radiator, tv point, fitted carpet, double glazed window to side aspect, door to:

### Inner Hall

Access to the loft space, doors leading off to:

### Bedroom 1 12'5" x 12'7" (3.80 x 3.84 )

In to the double glazed bay window to front aspect and including the chimney breast, radiator, fitted carpet.







### Bedroom 2

9'3" x 7'11" (2.84 x 2.43)

Double glazed window to side aspect, radiator, fitted carpet.

### Outside

To the front of the property is a lawned garden with side borders. Adjacent concrete and shingled driveway provides off street parking and extends down the side of the bungalow where there is access in to the rear garden and a door in to the bungalow. The rear garden is fully enclosed by panelled fencing and is laid with a sun trap patio beyond which the remainder of the garden is lawned. There is also a timber shed.

### 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, turn left and the next mini roundabout, at the next mini roundabout bear left at the traffic lights and after a couple of hundred yards turn right in to Roman Way and follow the road around the right hand bend where the property can be found on the right.

Ref: Y12215/09/24/CF



## Floor Plan



## 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

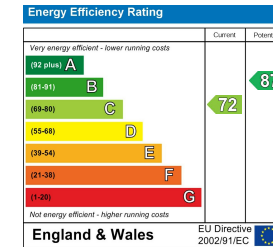
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## Area Map



## Energy Efficiency Graph



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