

Aldreds
Estate Agents



23 Forth Close

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

£210,000



23 Forth Close

A modern well presented two bedroom semi detached house sitting in Caister. Internally there is an entrance porch, lounge/diner, kitchen, landing, two bedrooms and a bathroom. Outside there are gardens and a driveway. The former garage is now a garden room. Gas central heating & sealed unit double glazing.

Entrance Porch

Door to front

Lounge/Diner

15'10" x 12'0" (4.85 x 3.68)

Stairs rising to landing, double glazed window to front aspect, radiator.

Kitchen

12'0" x 9'0" (3.68 x 2.75)

Base & wall units with worktops, double glazed window to rear aspect, door to rear, wall mounted gas boiler, gas cooker point, sink, plumbing for washing machine, radiator.

Landing

Bedroom 1

12'0" x 9'1" (3.66 x 2.77)

Double glazed window to rear aspect, radiator.

Bedroom 2

12'0" x 7'6" (3.66 x 2.3)

Double glazed window to front aspect, radiator.

Bathroom

8'11" x 4'5" (2.74 x 1.37)

Tiled walls, panel bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, radiator, storage cupboard.





Outside

To the front there is a driveway. The rear garden is lawned with a timber shed. To the side the former garage is now a garden room (4.82 x 2.51) with loft access and power & light. The property also owns a further piece of grassed land next to the parking space at the side of the property.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

D rating - 64

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.

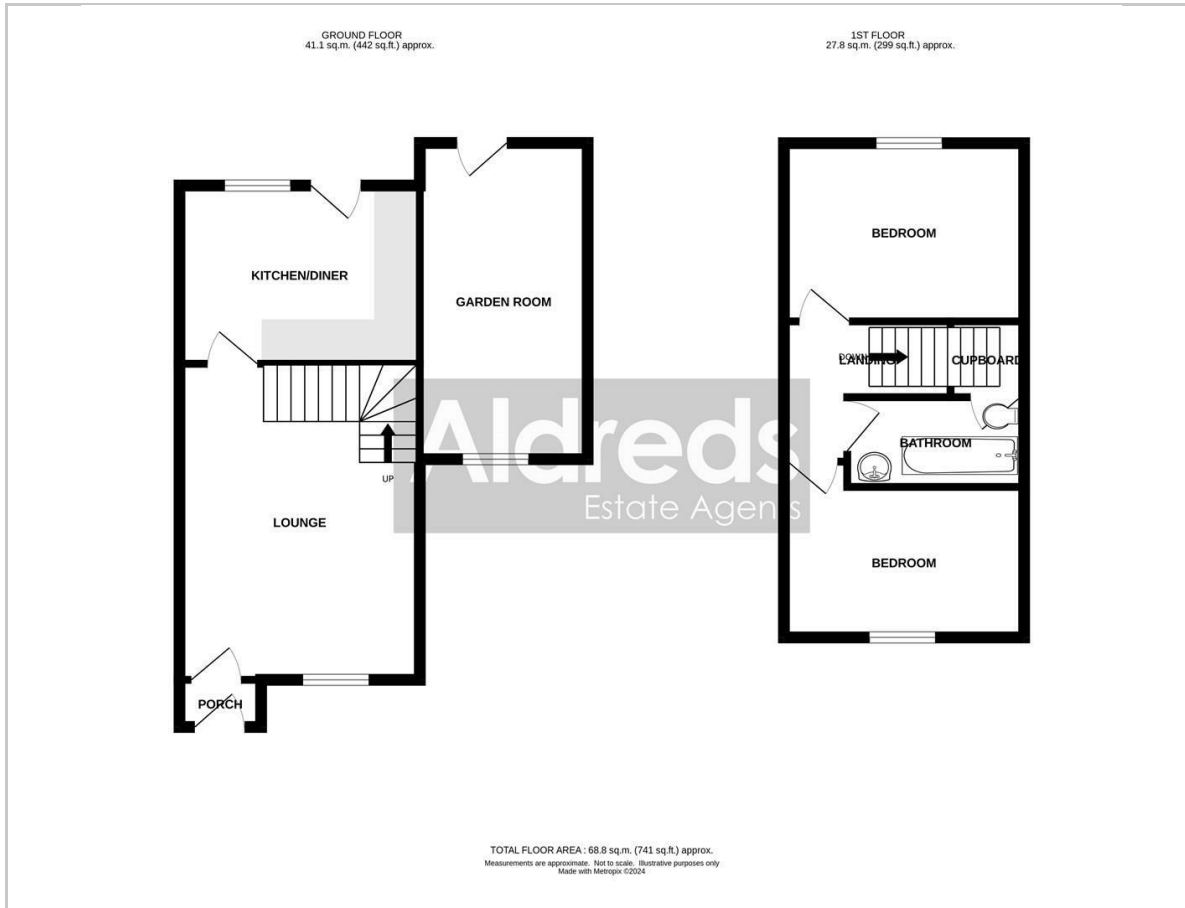
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left hand onto the Caister Bypass, at the next roundabout turn right hand into Norwich Road, turn left into Prince of Wales Road, turn left in to Wight Drive turn left in to Forth Close.

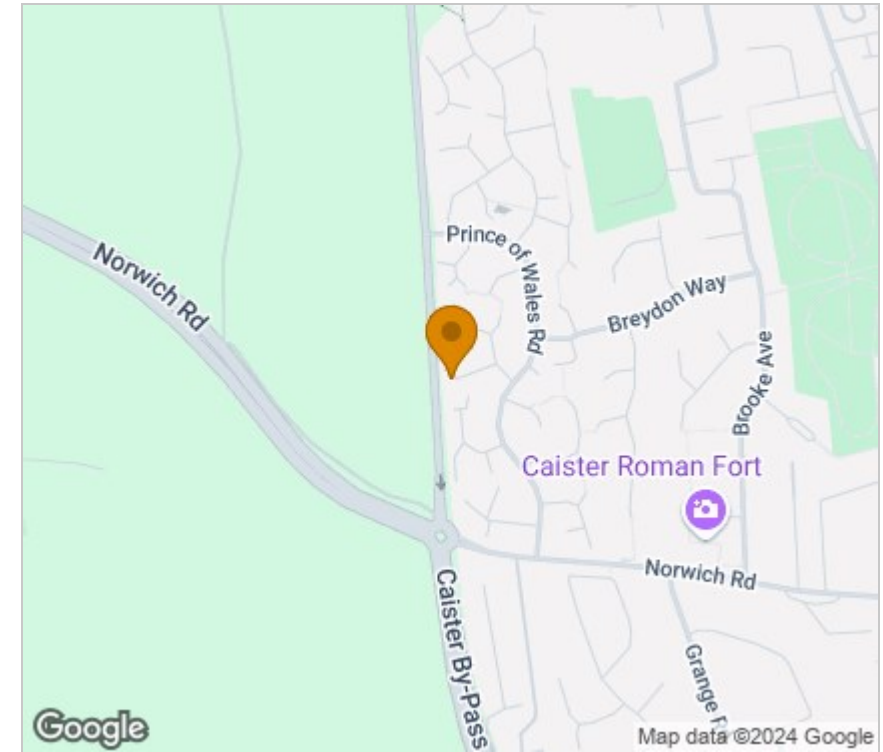
Ref Y12209/08/24



Floor Plan



Area Map



Viewing

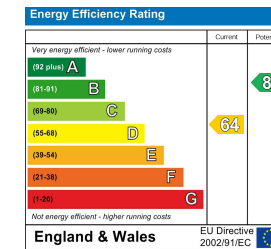
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



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