

Aldreds
Estate Agents



3 Beauchamp Close

Caister-On-Sea, NR30 5SE

Price Guide £230,000-£240,000



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3 Beauchamp Close

GUIDE PRICE £230,000-£240,000 Aldreds are pleased to offer this modern detached family house in a tucked away cul de sac location. The property offers spacious accommodation comprising of an entrance hall lounge/dining room, conservatory, kitchen, landing, three good size bedrooms and bathroom. Outside there is an enclosed wrap around garden, garage and driveway for parking. The property also benefits from gas central heating and double glazed windows. Offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, radiator, door to:

Lounge/Dining Room

24'5" x 12'6" maximum (7.44 x 3.81 maximum (7.45 x 3.82 maximum))

Double glazed window to side aspect, tv point, two radiators, laminate flooring, recessed spot lights, wall uplighters, sliding double glazed patio doors to:

Conservatory

10'6" x 8'8" (3.20 x 2.64)

Brick and double glazed construction with power and lighting, part double glazed French doors to rear, tv point, radiator.

Kitchen

10'3" x 7'11" (3.12 x 2.41 (3.13 x 2.42))

Plus under stairs cupboard, fitted wall and matching base kitchen units with roll top work surface over, single drainer stainless steel sink unit, part tiled walls, recess with electric cooker point, laminate flooring, radiator, double glazed window to rear aspect.

First Floor Landing

Double glazed window to front aspect, built in airing cupboard housing the copper hot water cylinder with fitted immersion heater, doors leading off to:

Bedroom 1

12'4" x 8'11" (3.76 x 2.72)

Double glazed window to side aspect, radiator.

Bedroom 2

12'0" x 8'10" (3.66 x 2.69)

Double glazed window to rear aspect, radiator, tv point.

Bedroom 3

9'5" x 6'9" (2.87 x 2.06 (2.86 x 2.05))

Over stairs storage cupboard, double glazed window to front aspect, radiator.





Bathroom

Bath with electric shower over, vanity unit with wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect, towel rail/radiator.

Outside

To the front of the property a driveway provides off road parking to the brick and tiled single garage with up and over door. A gated access leads in to the rear of the property where there are two areas of block pavior patio areas with steps up to a lawned garden which is enclosed by timber panel fencing.

Agents Note

The photos provided were taken before the current tenant moved in to the property and are for indicative purposes and should represent the property correctly.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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

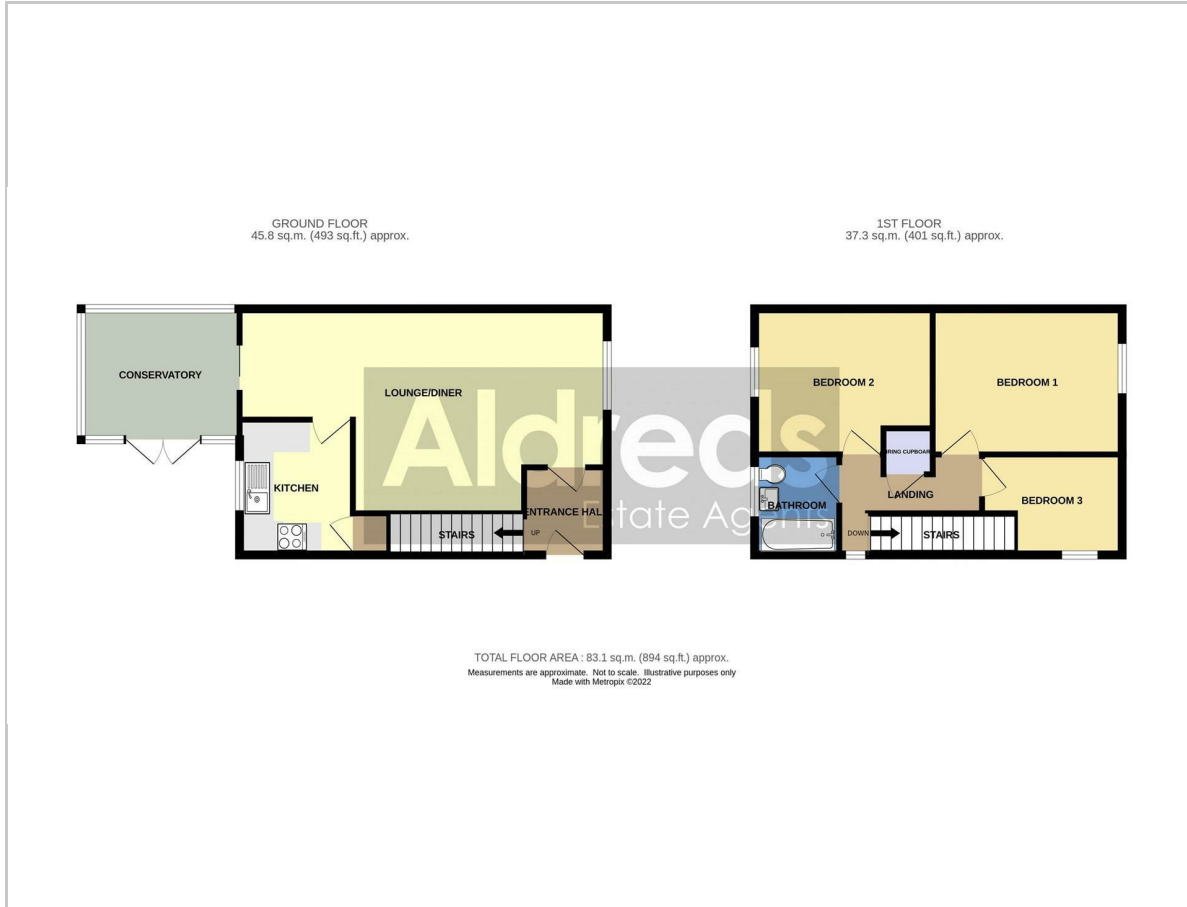
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, past the Haven Holiday Park, turn left into Covent Garden Road, first left into Royal Thames Road and after a couple of hundred yards turn right in to Beauchamp Close cul de sac.

EPC Rating - D (66)

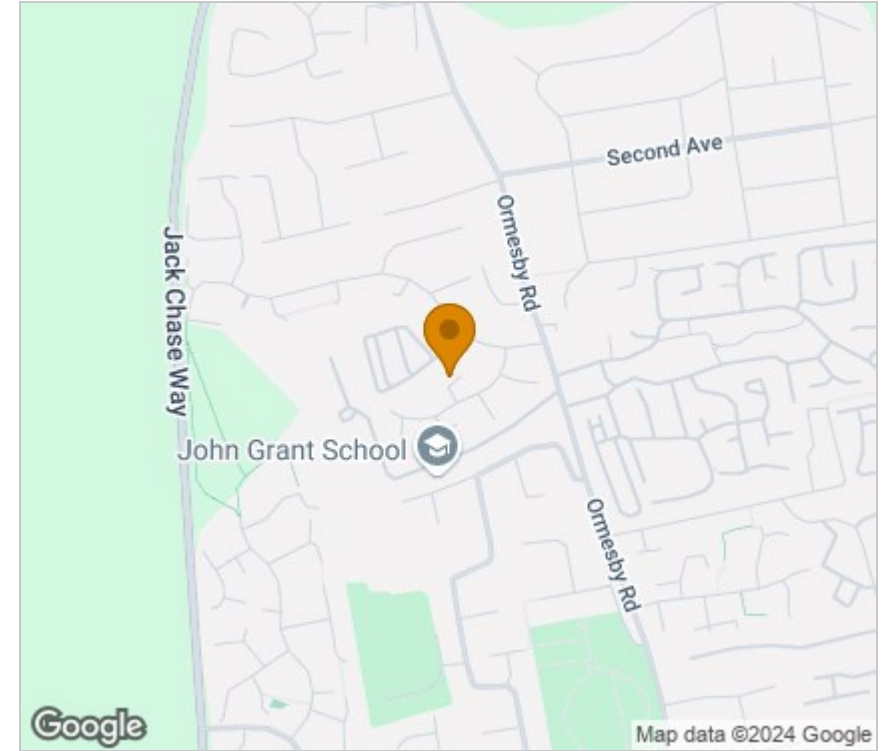
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Floor Plan



Area Map



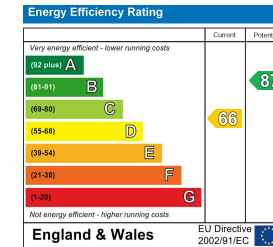
Viewing

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

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Energy Efficiency Graph



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