

**Aldreds**  
Estate Agents



73 Beach Road

Scratby NR29 3NW

Guide Price £230,000





## 73 Beach Road

Scratby NR29 3NW

\*GUIDE PRICE £230,000-£240,000\* A well presented three bedroom semi detached bungalow sitting in the popular coastal village of Scratby. The property has a lounge, kitchen, inner hallway and bathroom. Oil central heating. Driveway to garage. Gardens to front & rear.

### Kitchen

14'4" x 7'10" (4.38 x 2.41)

Base & wall units with worktops, sink, plumbing for washing machine, oil fired boiler, entrance door to side, radiator, door to lounge, door to bed 3

### Bedroom 3

9'3" x 6'9" (2.82 x 2.06)

Double glazed window to front aspect, window to side aspect, radiator.

### Lounge

17'9" x 11'9" (5.42 x 3.6)

Double glazed window to front aspect, radiator.

### Inner Hallway

Loft access

### Bedroom 1

11'10" x 10'5" (3.62 x 3.18)

Double glazed window to rear aspect, radiator.

### Bedroom 2

9'4" x 8'4" (2.87 x 2.56)

Double glazed window to rear aspect, radiator.

### Bathroom

6'4" x 5'8" (1.95 x 1.75)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator.







### Outside

Lawned gardens to front & rear. Driveway leading to garage. Timber shed, Greenhouse

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

Great Yarmouth Borough Council Band B

### Location

Scratby is coastal village approximately 5 miles north of Great Yarmouth. With sandy beaches backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

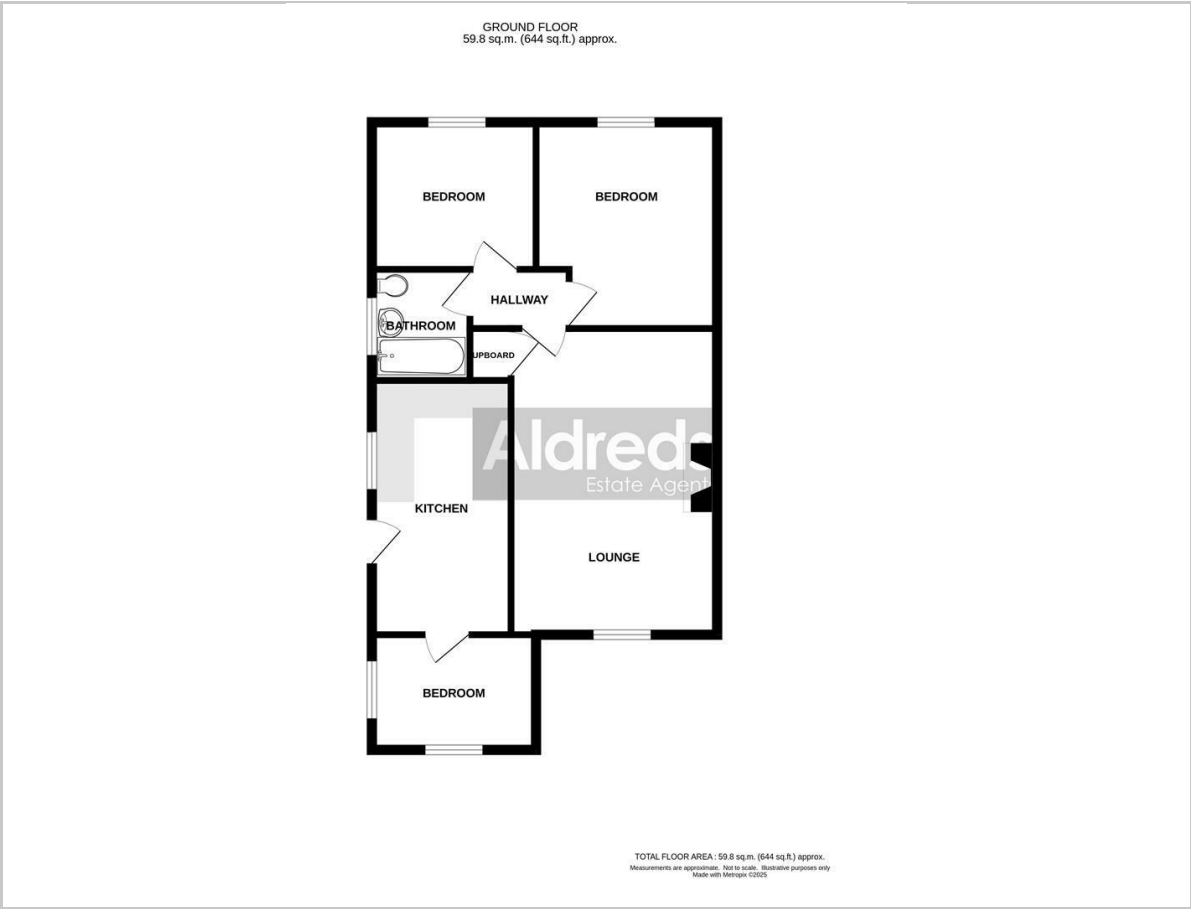
### Directions

From the Yarmouth office head north on the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road and continue down Beach Road passing the left hand turn in to Beach Drive, where the property can be found on the left hand side.

Ref Y12370/03/25



Floor Plan

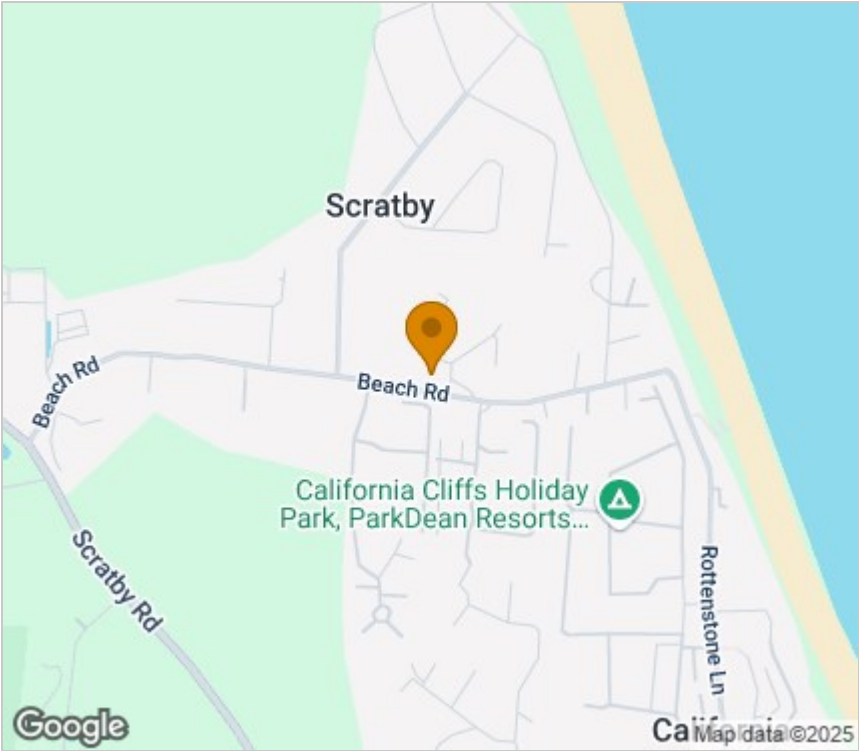


Viewing

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**  
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.

Area Map



Energy Efficiency Graph

