

**Aldreds**  
Estate Agents



14 Cadiz Way

Hopton, Great Yarmouth, NR31 9RY

Offers In Excess Of £175,000



## 14 Cadiz Way

Hopton, Great Yarmouth, NR31 9RY

Situated in the popular coastal village of Hopton-on-Sea, Aldreds offer this modern, two bedroom, mid terrace house with a garage. The property is currently let on an assured shorthold tenancy at a rent of £660 per calendar month and is being offered with the tenant in situ. On the ground floor there is an entrance porch, lounge/dining room and kitchen. On the first floor offers a landing with two bedrooms and a bathroom leading separately off. Gas central heating and sealed unit double glazing. Front & rear gardens and a driveway leading to garage.

### Entrance Porch

Door to front.

### Lounge

19'5" x 11'9" (5.93 x 3.6)

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

### Kitchen

11'9" x 7'6" (3.6 x 2.31)

Base storage units with worktops, gas cooker point, part tiled walls, wall mounted gas boiler, plumbing for washing machine, double glazed window to rear aspect, door to rear.

### Landing

Loft access.

### Bedroom 1

11'9" x 11'0" (3.6 x 3.36)

Storage cupboard, double glazed window to front aspect, radiator.

### Bedroom 2

9'8" x 9'5" (2.95 x 2.88)

Built in wardrobe, double glazed window to rear aspect, radiator.

### Bathroom

Panel bath, hand basin, low level WC, skylight, part tiled walls, radiator.





### Outside

To the front of the property there is a garden. Driveway leading to garage. To the rear of the property there is a garden with bushes and shrubs, paved patio.

### Tenure

Freehold

### Services

Mains water, electricity, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band A

### Location

Part of the beautiful south Norfolk coast, Hopton on Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

### Directions

Leave Gorleston heading South on the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, turn immediately right into Station Road, follow the road round to the right into Coast Road, turn left into Misburgh Way, at the 'T' junction turn left into Cadiz Way where the property can be found on the left hand side.

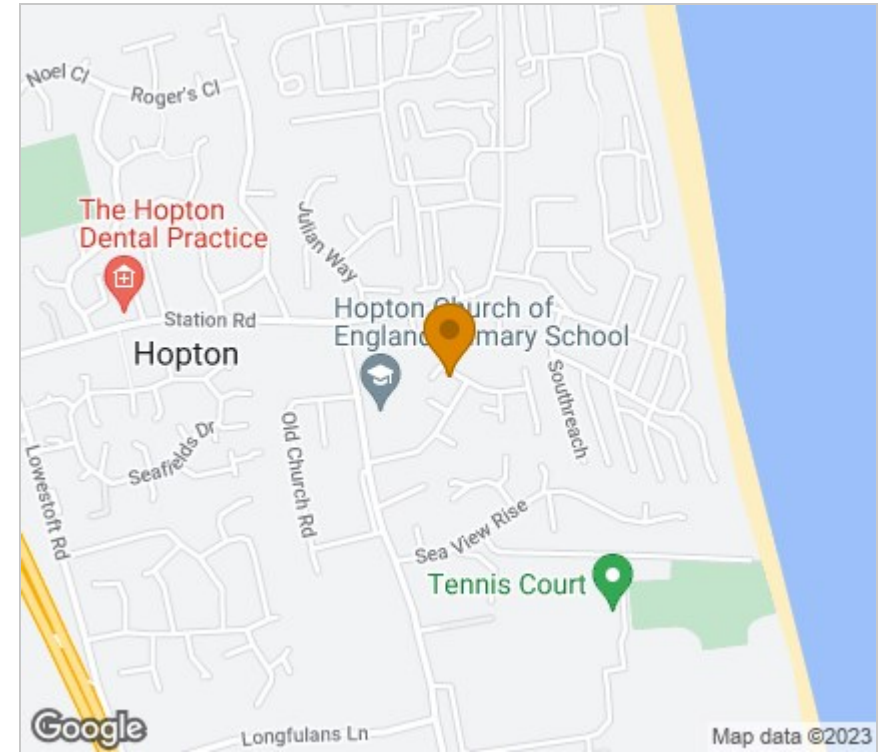
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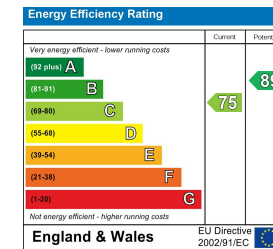
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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