









welcome to

High Street, Caister-On-Sea Great Yarmouth

GUIDE PRICE £180,000 - £200,000 Three bedroom mid terraced house, located within walking distance to all local amenities such as shops, schools, bakerys and much more. Perfect for first time buyers or those looking to downsize.













Lounge

14' 9" x 15' 1" (4.50m x 4.60m)

A welcoming living area, comprising of, double glazed window and entrance door to front aspect. Carpeted flooring, radiator, TV point, 2 x ceiling lights, wall sockets, carpeted stairs to first floor landing and feature brick-built fireplace with cast iron coal fire and wooden surround

Kitchen/Diner

17' 5" x 15' 7" Max (5.31m x 4.75m Max)

A well-appointed and contempoary kitchen, with double glazed windows to rear and side. A range of wall and base units with complimentary worksurfaces over, built in electric double oven, gas hob and concealed extractor over, plumbing for washing machine, stainless steel sink with mixer taps, wall mounted boiler, tiled splasback, radiator, space for free standing fridge/freezer, tiled and carpeted flooring, inset ceiling spotlights, power points and uPVC double glazed single door to rear garden

First Floor Accommodation Landing

Double glazed window to rear aspect, carpeted flooring, 2x ceiling lights, radiator, loft access with pull down ladder and doors allowing access to first floor bedrooms and family bathroom

Bedroom One

10' 5" x 17' 8" (3.17m x 5.38m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator and built in wardrobe

Bedroom Two

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window to front aspect. Carpeted flooring, radiator, ceiling light, and wall sockets

Bedroom Three

10' x 4' 11" (3.05m x 1.50m)

Double glazed window to side aspect. Carpeted flooring, radiator, ceiling light and wall sockets

Bathroom

Newly fitted bathroom suite. With double glazed opaque window to side aspect, P-shaped panelled bath with chrome shower attachment, W/C, wash hand basin, heated towel radiator, ceiling light, laminate flooring, extractor fan, and partailly tiled walls

Rear Garden

Spacious rear garden, enclosed by a timber and brick-post fence boundary, for added privacy. The garden is predominatly laid to lawn, with an adjacant paved patio area, perfect for outdoor seating and enjoying the surroundings. A wooden storage shed, provides additional storage solutions for outdoor gardening equipment and a small boarded area to side is planted with mature trees and a shrubs





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High Street, Caister-On-Sea Great Yarmouth

- Perfect For First Time Buyers Or Those Looking To Downsize
- Woodburner Under Warranty
- Walking Distance To All Local Amenities
- Three Bedrooms
- Yearly Serviced Boiler

Tenure: Freehold EPC Rating: D

Council Tax Band: A

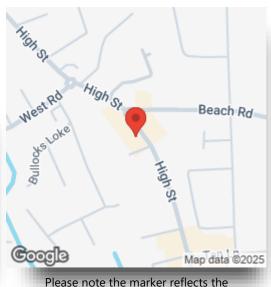
guide price

f180 000









Please note the marker reflects the postcode not the actual property

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Property Ref: GTY109358 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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