

**Aldreds**  
Estate Agents



43 Halt Road

Caister-On-Sea, NR30 5NU

Offers Over £260,000



## 43 Halt Road

Situated in a popular location just a short walk from the beach, Aldreds are pleased to offer this very well maintained, deceptively spacious, semi detached bungalow with living accommodation comprising of a lounge/dining room, modern recently re-fitted kitchen, wet room, two double bedrooms, covered side porch with access to the single garage. To the front and rear of the property are generous established gardens and off street parking to the front leading to the garage. The property also benefits from double glazed windows and gas central heating with a recently replaced boiler. An early viewing is recommended.

### Lounge/Dining Room 22'3" x 11'10" (6.78 x 3.61)

A superb main reception room with part double glazed pvc entrance door with disabled access, double glazed window with fitted blinds to front aspect, oak effect laminate flooring, two radiators, tv point, door to inner hall and access to:

### Kitchen 14'8" x 8'1" (4.47 x 2.46 (4.48 x 2.47))

Extensively fitted with a white kitchen with wall and matching base units with grey sparkle polished work surfaces over, inset four ring gas hob with extractor hood over, built in electric oven, single drainer one and a half bowl stainless steel sink unit, tiled flooring, metro tiling to walls, space and plumbing for a washing machine, storage recess, wall mounted gas boiler, double glazed window to front aspect, part double glazed pvc entrance door to covered porch.

### Inner Hall

Built in airing cupboard housing the insulated hot water cylinder, wood effect laminate flooring, access to the loft space, doors leading off to:

### Bedroom 1 13'0" x 9'11" (3.96 x 3.02)

Including fitted wardrobe with sliding doors, wood effect laminate flooring, double glazed window to rear aspect with fitted blinds, tv aerial lead, radiator.

### Bedroom 2 10'2" x 10'2" (3.10 x 3.10)

Plus wardrobe storage recess, double glazed window to rear aspect with fitted blinds, radiator, wood effect laminate flooring.

### Wet Room 7'5" x 4'11" (2.26 x 1.50)

Water proof floor membrane with inset drain and electric shower over, tiled walls, pedestal wash basin, low level wc, extractor fan, radiator, frosted double glazed window to side aspect.





### Outside

To the front of the property wrought iron gates lead to a concrete and paved driveway providing off street car parking and access to the attached single garage 6.31m x 2.52m with electric roller blind door, power and lighting and access to the covered porch with part double glazed pvc doors to front and rear. The remainder of the garden to the front is lawned with established side borders. To the rear is a generous garden with raised fish pond beyond which is a lawned garden with established borders. There is also a useful shed/workshop. The rear garden is enclosed by panel fencing.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops \* 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

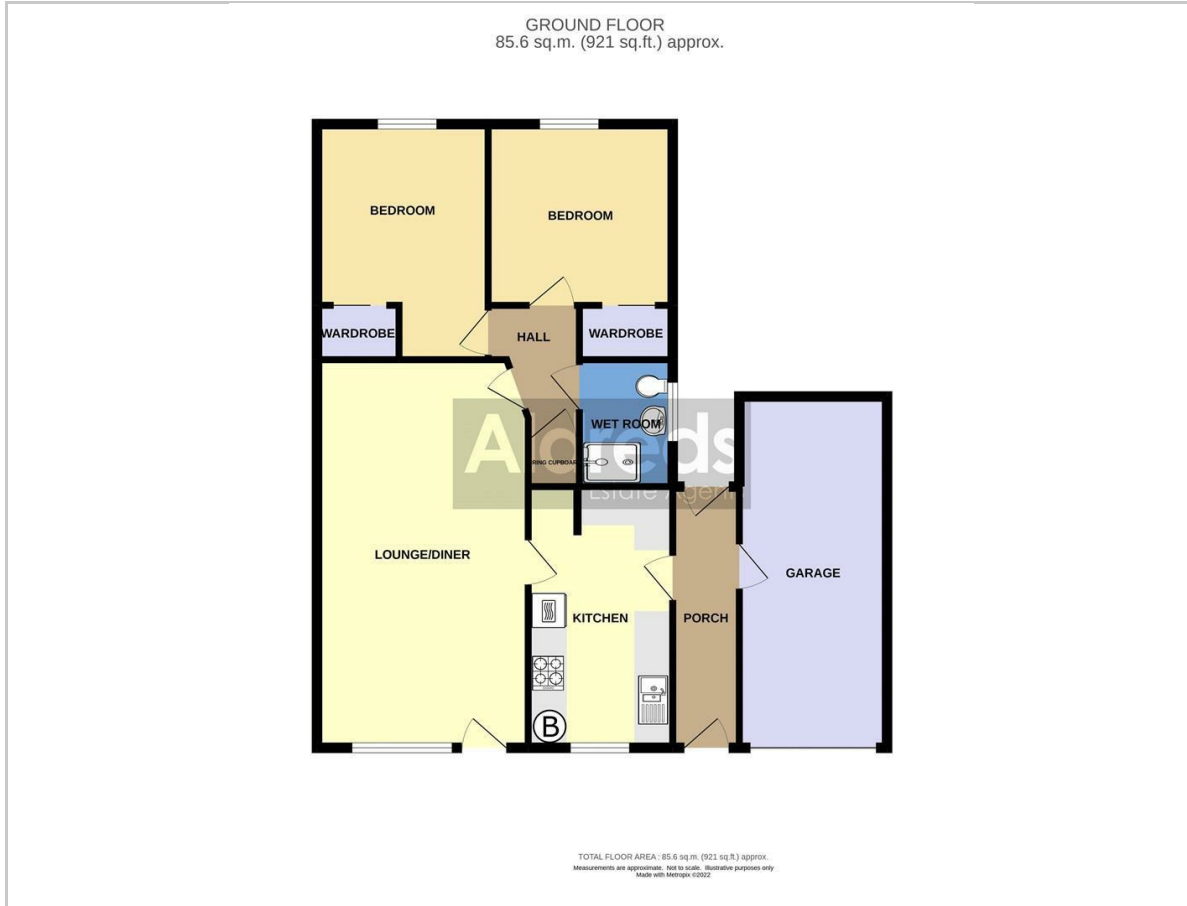
From the Yarmouth office proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the right hand exit into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue just past the Centurion Public House, turn right into Second Avenue, turn right into Greenhill Avenue, turn right into Halt Road, continue as the road bears round to the left where the property can be found midway down on the left hand side.

EPC Rating - C (72)

Ref: Y12391/4/25/SV



## 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

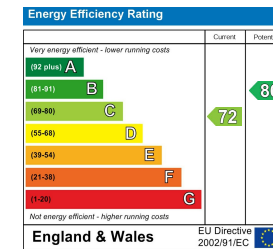
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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