

Aldreds
Estate Agents



8 Thames Way

Caister-On-Sea, Great Yarmouth, NR30 5UL

Asking Price £225,000



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Aldreds are pleased to offer this well presented end terraced house in a cul de sac location on this popular modern development. The property has just benefitted from re-decoration throughout and new fitted carpets and would make an ideal family home with accommodation comprising of an entrance lobby, lounge, kitchen/dining room, first floor landing, three bedrooms and a bathroom. Outside there are front and rear gardens, adjacent garage and driveway parking. The property also benefits from double glazed windows, gas central heating, intruder alarm and is offered chain free. An early viewing is recommended.

Entrance Lobby

Part double glazed pvc entrance door, built in meter storage cupboard and RCD fuse box, door to:

Lounge

15'0" x 11'5" maximum (4.59 x 3.49 maximum)

Double glazed window to front aspect, fireplace with inset electric fire, radiator, wood effect laminate flooring, television point, access to:

Kitchen/Dining Room

14'11" x 13'5" (4.57 x 4.09)

Fitted kitchen with medium oak fronted wall and matching base units with polished finish work surfaces over, single drainer one and a half bowl cast sink unit, space and plumbing for a washing machine, built in electric oven, four ring gas hob and incorporated extractor over, part tiled walls, island breakfast bar unit, radiator, double glazed window and French doors to rear.

First Floor Landing

Access to the insulated and boarded loft space, cupboard housing the gas combination boiler, radiator, new fitted carpet, doors leading off to:

Bedroom 1

11'9" x 8'6" (3.60 x 2.60)

Plus recess with a built in wardrobe cupboard, radiator double glazed window to rear aspect, new fitted carpet.

Bedroom 2

10'1" x 6'2" (3.08 x 1.89)

Plus recess and built in storage cupboard, double glazed window to front aspect, new fitted carpet, radiator.

Bedroom 3

8'6" maximum x 6'8" maximum (2.61 maximum x 2.04 maximum)

Plus a box bay double glazed window too side aspect, radiator, new fitted carpet.





Bathroom

Panelled bath with electric shower fitting over, vanity unit with wash basin, low level wc, tiled walls, frosted double glazed window to rear, radiator, vinyl flooring.

Outside

To the front of the property there is a lawned garden and pathway leading to the entrance. Adjacent driveway providing car parking and access beyond to the single brick built garage with an up and over door, power and lighting, personal door to side. A side gate leads in to the rear garden which faces a westerly direction and is laid with a paved sun trap patio beyond which is a lawned garden with side borders. There is also an outside tap and lighting.

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.

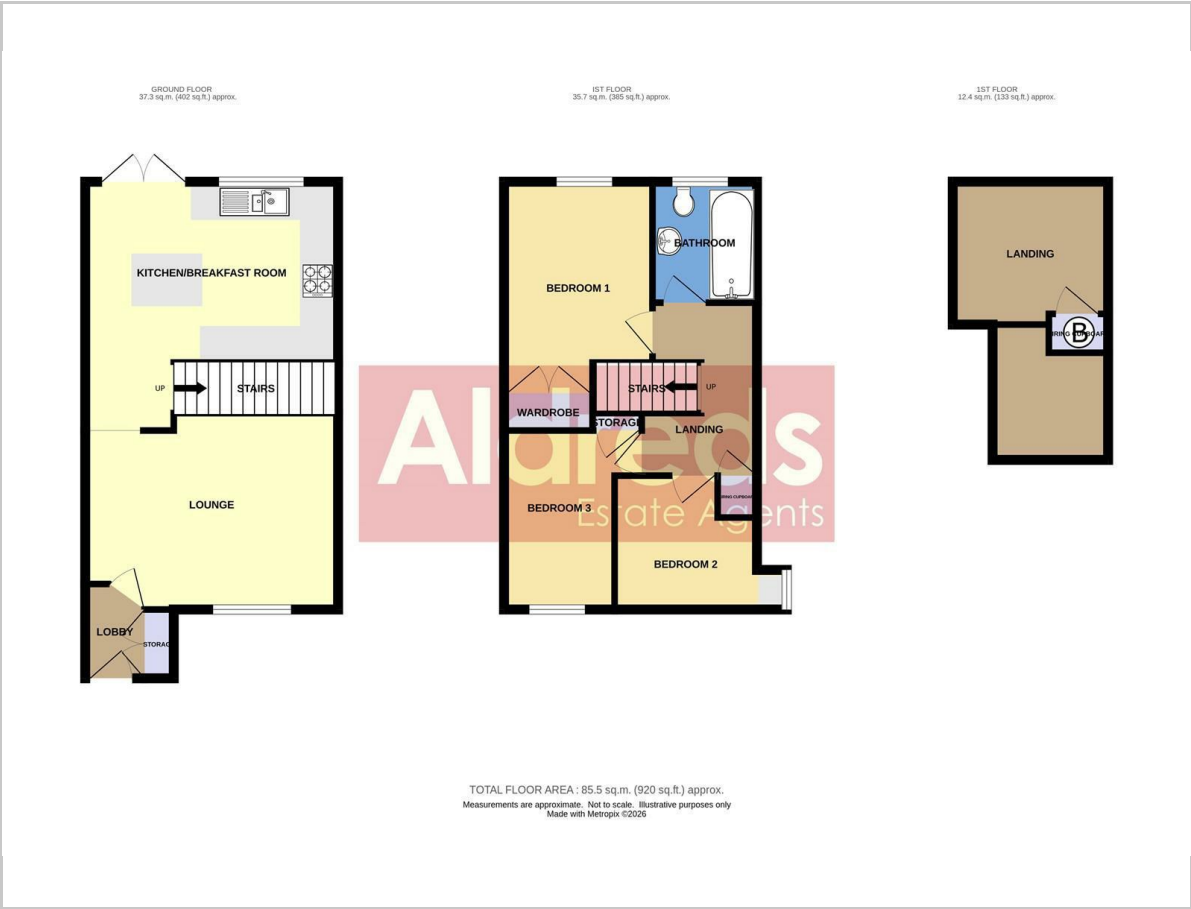
Directions

From Yarmouth proceed north along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, at the next roundabout take the third exit and follow the sign into Caister, continue for approximately 50 yards, turn left into Prince of Wales Road, continue for quarter of a mile, turn right into Thames Way, turn right after a short distance and the property can be found on the right hand side.

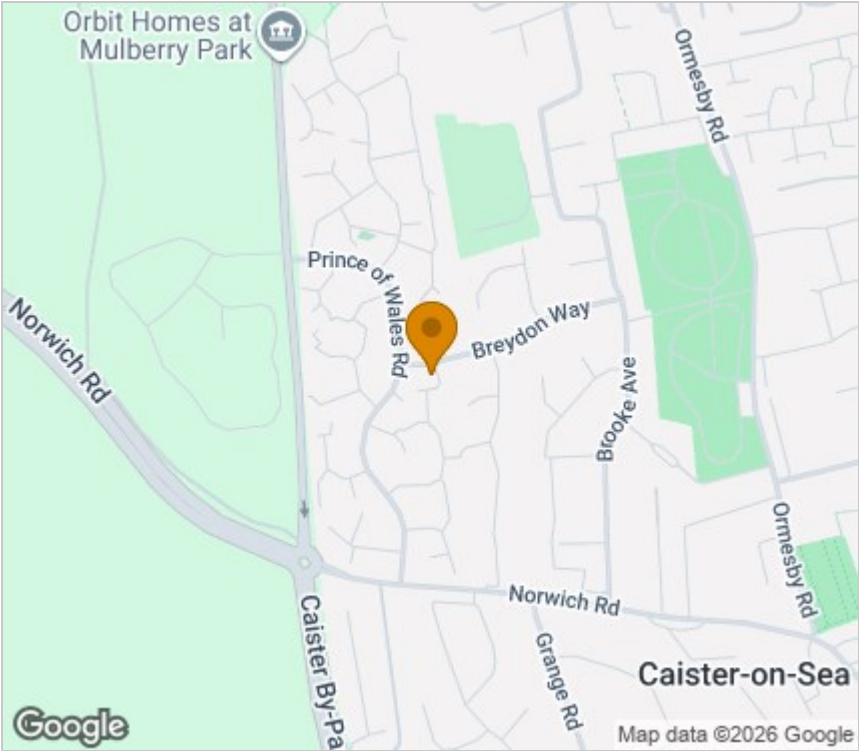
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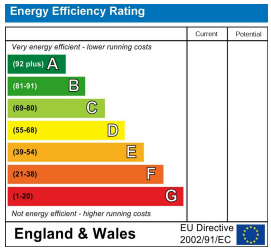
Floor Plan



Area Map



Energy Efficiency Graph



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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA