

**Aldreds**  
Estate Agents



9 Covent Garden Road

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

Guide Price £260,000



## 9 Covent Garden Road

### Caister-On-Sea, Great

Guide £260,000-£270,000. Aldreds are pleased to offer this well presented detached bungalow on a larger than average plot within this popular location. Due to the size of the plot this attractive bungalow offers scope for further expansion if required along with a spacious layout of accommodation comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, cloakroom and shower room. Outside there are generous front, side and rear gardens, driveway parking and a garage. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain.

#### Entrance Hall

Part double glazed pvc entrance door, radiator, tiled flooring, built in storage cupboard, doors leading off to:

#### Lounge/Dining Room

19'7" x 13'5" (5.99 x 4.10)

Spacious main reception room with a fireplace with an inset electric fire, tiled flooring, radiator, tv point, double glazed window to rear aspect, sliding double glazed patio doors to the rear garden.

#### Kitchen/Breakfast Room

10'2" x 10'1" (3.11 x 3.08)

Fitted kitchen with wood effect wall and matching base units with work surface over, single drainer one and a half bowl sink unit with mixer taps, part tiled walls, tiled flooring, space and plumbing for a washing machine, recess with electric cooker point, double aspect double glazed windows.

#### Bedroom 1

13'4" x 8'8" (4.07 x 2.65)

Double aspect double glazed windows, radiator, tiled flooring.

#### Bedroom 2

10'4" x 7'1" (3.15 x 2.18)

Double glazed window to side aspect, radiator, tiled flooring.

#### Bedroom 3

10'2" x 7'1" (3.12 x 2.17)

Double glazed window to front aspect, radiator, tiled flooring.

#### Cloakroom

Low level wc, wash basin, tiled walls and flooring, frosted double glazed window to front aspect.





### Bathroom

6'10" x 5'1" (2.09 x 1.57)

Tub bath with mains fed shower fitting over, bidet, pedestal wash basin, tiled walls and flooring, radiator, frosted double glazed window to front aspect.

### Outside

To the front of the property is a driveway beyond which is the single brick built pitched roof garage with an up and over door. The garden to the side aspect of the bungalow is lawned with flower beds and a gated access in to the front garden which is low maintenance. The main rear garden is to the side of the bungalow facing a westerly aspect and is well planted with established borders, lawned area and sun trap patio.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

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

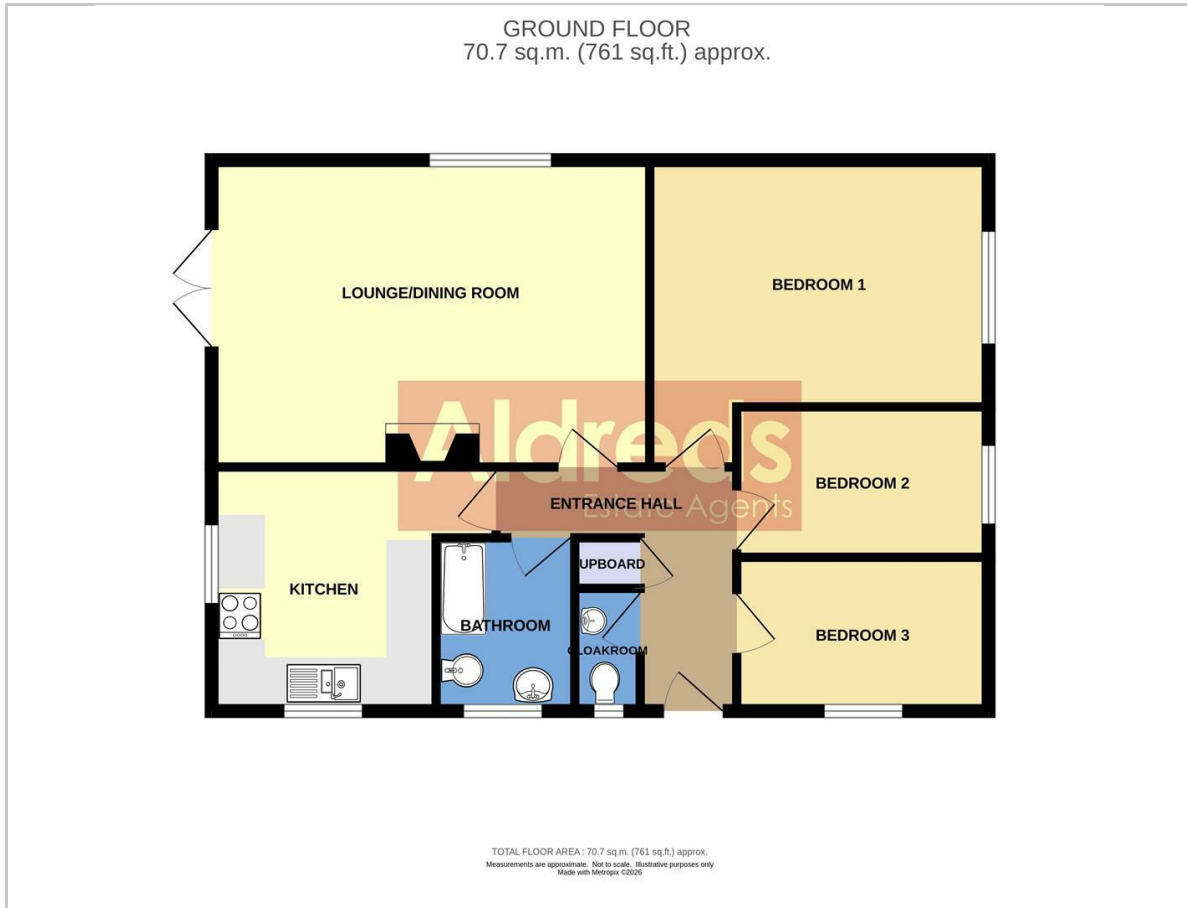
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right 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, past the Haven Holiday Park, turn left into Covent Garden Road where the property can be found on the left hand side just past Royal Thames Road.

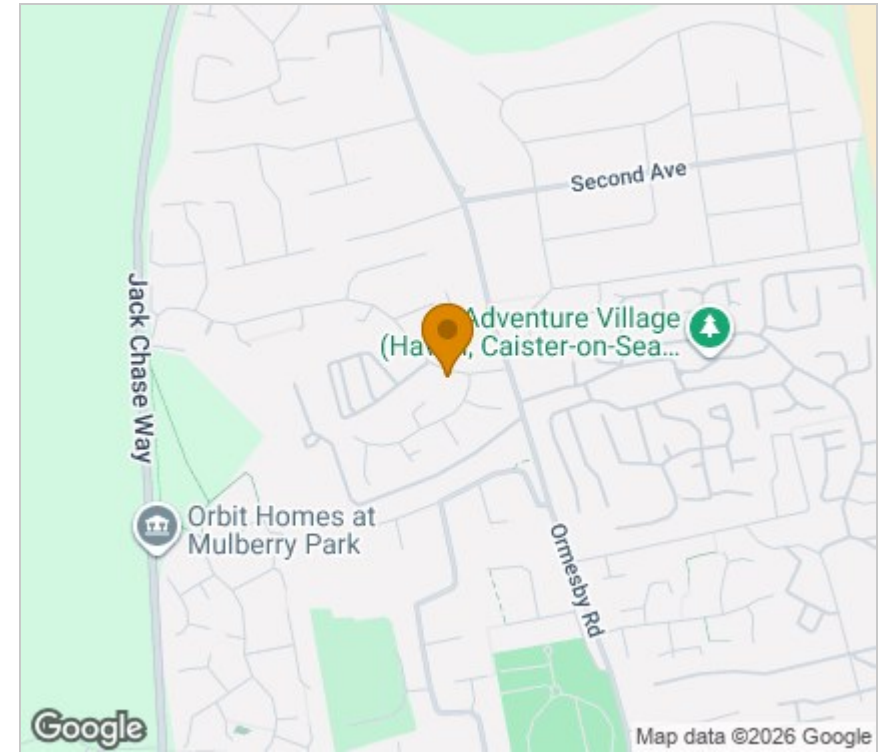
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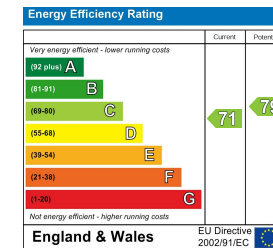
## Floor Plan



## 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.

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