



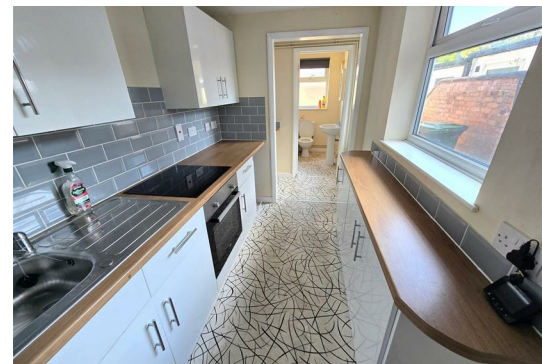
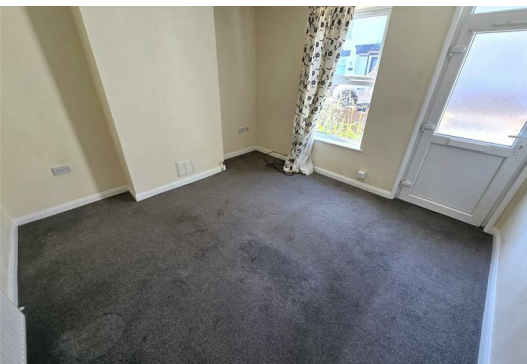
## 57 St. Julian Road

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

Offers In Excess Of £150,000



Sitting in the popular village of Caister on Sea we are pleased to offer this spacious two bedroom mid terrace house. On the ground floor there are two reception rooms, kitchen and a bathroom. Gas central heating and double glazing. Garden to rear. No chain



Lounge 11'8" x 11'4" (3.58 x 3.46)

Double glazed window to front aspect, radiator

**Lobby**

Stairs to landing

Dining Room 11'8" x 11'2" (3.58 x 3.41)

Storage cupboard, double glazed window to rear aspect, radiator

Kitchen 8'11" x 5'11" (2.72 x 1.81)

Base & wall unit with worktops, double glazed window to side aspect, electric hob, electric oven, sink with drainer, part tiled walls

**Lobby**

Door to side, plumbing for washing machine, wall mounted gas boiler

**Bathroom**

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect

**Landing**

Bedroom 1 11'8" x 11'4" (3.58 x 3.46)

Storage cupboard, double glazed window to front aspect, radiator

Bedroom 2 11'8" x 11'2" (3.58 x 3.41)

Double glazed window to rear aspect, radiator.

**Outside**

Front forecourt. Courtyard garden to rear

**Tenure**

Freehold

**Services**

Mains water, electricity, gas, drainage

**Council Tax**

Band A

**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, turn right in to St Julian Road.

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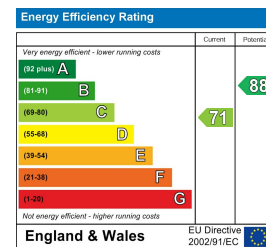
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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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/>

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