

Aldreds
Estate Agents



4 Hurrell Road

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

Offers In Excess Of £135,000



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Aldreds are pleased to offer this well presented semi detached house in a cul de sac location on this popular development. This attractive property would make an ideal first home or investment purchase with accommodation comprising of an entrance hall, living room, kitchen/breakfast room, garden room, first floor spacious landing, double bedroom and bathroom. Outside there are low maintenance front and rear gardens and driveway parking for two cars. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed composite entrance door, radiator, stairs to first floor, door to:

Living Room

10'9" x 9'11" (3.28 x 3.03)

Wood effect laminate flooring, radiator, television point, double glazed window to front aspect, open access to:

Kitchen/Breakfast Room

13'11" x 7'3" (4.25 x 2.21)

Fitted kitchen with oak finish wall and matching base units with polished finish work surfaces over, part tiled walls, wood effect laminate flooring, electric cooker point with overhead extractor hood, single drainer one and a half bowl sink unit with mixer taps, space and plumbing for a washing machine, radiator, under stairs cupboard, door to:

Garden Room

12'11" x 6'11" (3.96 x 2.13)

Brick and tiled roof construction, double glazed window and door to rear, wood effect laminate flooring, radiator (This room was used as a bedroom previously and could be partitioned off to form a separate room if required).

First Floor Landing

Double glazed window to rear aspect, door to:

Bedroom

11'9" x 10'10" (3.60 x 3.31)

Plus built in wardrobe/airing cupboard with storage space and also housing the gas boiler, double glazed window to front aspect, radiator.





Bathroom

White suite comprising panelled bath with electric shower fitting over, pedestal wash basin, low level wc, part aqua panelled walls, tile effect vinyl flooring, spot lights and incorporated extractor, frosted double glazed window to rear aspect, radiator.

Outside

To the front of the property is a block pavior driveway/garden. Adjacent to the property is an additional allocated car parking space. To the rear there is a low maintenance paved garden which is enclosed by timber panelled fencing.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

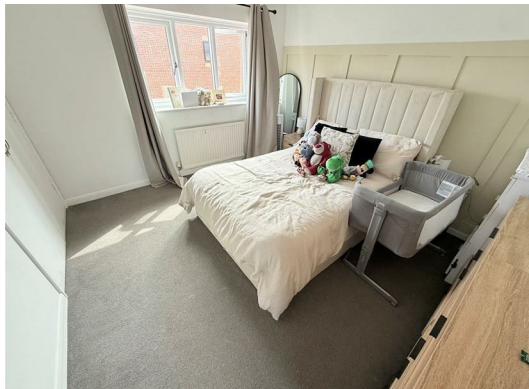
Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops * 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 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 with the Kings Arms Public House turn right, at the traffic lights turn right into Ormesby Road, continue for a third of a mile, turn right into Webster Way, second right in to Hurrell Road.

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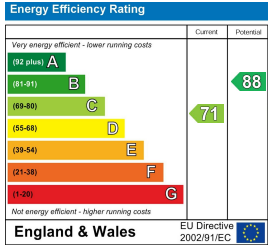
Floor Plan



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.

Disclaimer
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