

Aldreds
Estate Agents



3 Green Lane

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

Asking Price £225,000



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Aldreds are pleased to offer this rare opportunity to acquire a semi detached bungalow in the heart of the village yards from the high street. The property has been well maintained and offers a comfortable layout of accommodation comprising of an entrance hall, living room kitchen, two bedrooms and bathroom making it an ideal retirement property. Outside there are established front and rear gardens with potential to create a driveway to the front. The property also benefits from electric heating and double glazed windows and is offered Chain Free.

Side Entrance Hall

Part double glazed pvc entrance door, night storage heater, access to the loft space, doors leading off to:

Living Room

12'9" x 12'4" (3.91 x 3.77)

Including the chimney breast, double glazed window to front aspect, night storage heater, tv point.

Kitchen

8'6" x 7'1" (2.61 x 2.18)

Fitted kitchen with wood trim finish wall and matching base units with work surfaces over, space and plumbing for a washing machine, part tiled walls, electric cooker point, double glazed window to rear aspect.

Bedroom 1

12'6" x 9'3" (3.83 x 2.82)

Double glazed window to front aspect, night storage heater.

Bedroom 2

12'0" x 8'9" (3.66 x 2.67)

Including the chimney breast and adjacent airing cupboard housing the hot water heater with fitted immersion heater, double glazed window to rear aspect.





Bathroom

8'7" x 5'1" (2.64 x 1.57)

Panelled bath, pedestal wash basin, low level wc, part tiled walls, night storage heater, electric towel rail, electric fan heater, frosted double glazed window to rear aspect.

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Outside

To the front of the property is an enclosed lawned garden with pathway leading to the entrance. To the rear is a private lawned garden and timber shed.

Tenure

Freehold

Services

Mains water, electric 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, 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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Continue along Yarmouth Road and cross over the first mini roundabout where the entrance to Green Lane can be found on the left hand side just before Chamberlins solicitors.



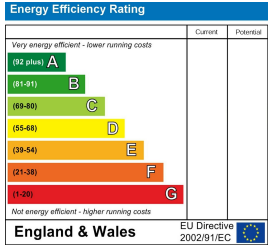
Floor Plan



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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