

**Aldreds**  
Estate Agents



4 Second Avenue

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

£195,000



## 4 Second Avenue

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

Aldreds are pleased to offer this detached bungalow in a convenient location close to a regular bus service and the local village shop. The property has been well maintained and would make an ideal retirement property with a spacious layout of accommodation comprising of a living room, kitchen, two bedrooms and a shower room. Outside there are established gardens and a driveway providing off street parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Living Room

17'0" x 10'2" (5.19 x 3.11)

Plus a double glazed bay window to front aspect and including the chimney breast with a marble backed fireplace, radiator, part double glazed pvc entrance door, tv point, wood effect laminate flooring, door to:

### Kitchen

14'10" x 6'7" (4.53 x 2.02)

Fitted kitchen with a range of white gloss finish wall and matching base units with work surface over, single drainer stainless steel sink unit with mixer taps, space and plumbing for a washing machine, part tiled walls, built in electric oven, four ring ceramic hob, recess for a fridge, tile effect vinyl flooring, double glazed window to side aspect, part double glazed pvc entrance door, wall mounted gas boiler, doors leading off to:

### Bedroom 1

13'6" x 10'0" (4.14 x 3.06)

Double glazed window to rear aspect, radiator, wood effect laminate flooring,

### Bedroom 2

12'3" x 10'0" (3.74 x 3.05)

Plus range of fitted wardrobes with sliding doors to one wall, radiator, double glazed window to side aspect, wood effect laminate flooring.

### Shower Room

Tiled corner shower cubicle with mains fed shower fitting, wall hung vanity unit with inset wash basin, low level wc, part tiled walls, radiator, frosted double glazed windows to side aspect.





### Outside

To the front of the property is a low maintenance paved garden/driveway. A gated side access leads in to the rear garden which is laid with a stone pathway beyond which is a lawn with established borders.

### Tenure

Freehold

### Agents Note

The property will be sold as seen and without forms TA6 and TA10 provided by the clients as part of the sale due to the sellers having no knowledge of the property.

### 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, 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 proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the right hand exit 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, continue just past the Centurion Public House, turn right into Second Avenue, where the property can be found a short way along on the right hand side.

Y12662/03/26/CF



Floor Plan



Viewing

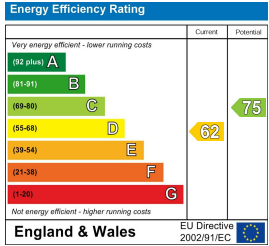
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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