

**Aldreds**  
Estate Agents



22 St. Georges Drive

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

£260,000





## 22 St. Georges Drive

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

Sitting in this convenient location, Aldreds are delighted to offer this spacious and well presented two bedroom detached bungalow. Accommodation includes entrance hall, lounge, kitchen/diner, sun room, two bedrooms and a bathroom. Gas central heating and double glazing. Gardens to front and rear. Driveway. Offered with no chain

### Entrance Hall

Door to side, loft access, radiator

### Lounge

13'11" x 13'11" (4.25 x 4.25)

Double glazed window to front aspect, radiator

### Kitchen/Diner

15'5" x 10'2" max 6'10" min (4.7 x 3.1 max 2.1 min)

Double glazed window to side aspect, breakfast bar, base & wall units, radiator, electric hob, electric oven, plumbing for washing machine, sink with drainer, wall mounted gas boiler, part tiled walls, door to

### Sun Room

12'0" x 7'11" (3.68 x 2.42)

Brick based with double glazing, double glazed French doors to garden, radiator

### Bedroom 1

16'11" x 11'10" max 8'8" min (5.17 x 3.61 max 2.66 min)

Double glazed window to front aspect, double glazed window to rear aspect, radiator

### Bedroom 2

10'9" x 8'8" (3.3 x 2.65)

Double glazed window to front aspect, radiator







### Bathroom

6'5" x 5'5" (1.97 x 1.67)

Tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect

### Outside

To the front there is a driveway. Lawned garden with bushes & shrubs. To the rear there is a paved garden. Brick shed 3.9m x 2.5,

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

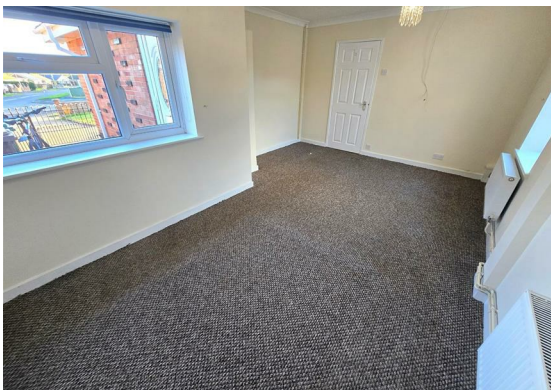
### Location

Caister-on-Sea is a popular coastal village approx. 3 miles North of Great Yarmouth. There are a variety of local shops \* Post Office \* First, Middle and High schools \* Golf Course \* plus regular Bus services to Great Yarmouth. Caister also boasts Roman Ruins \* a sandy beach \* and its own Historic Castle.

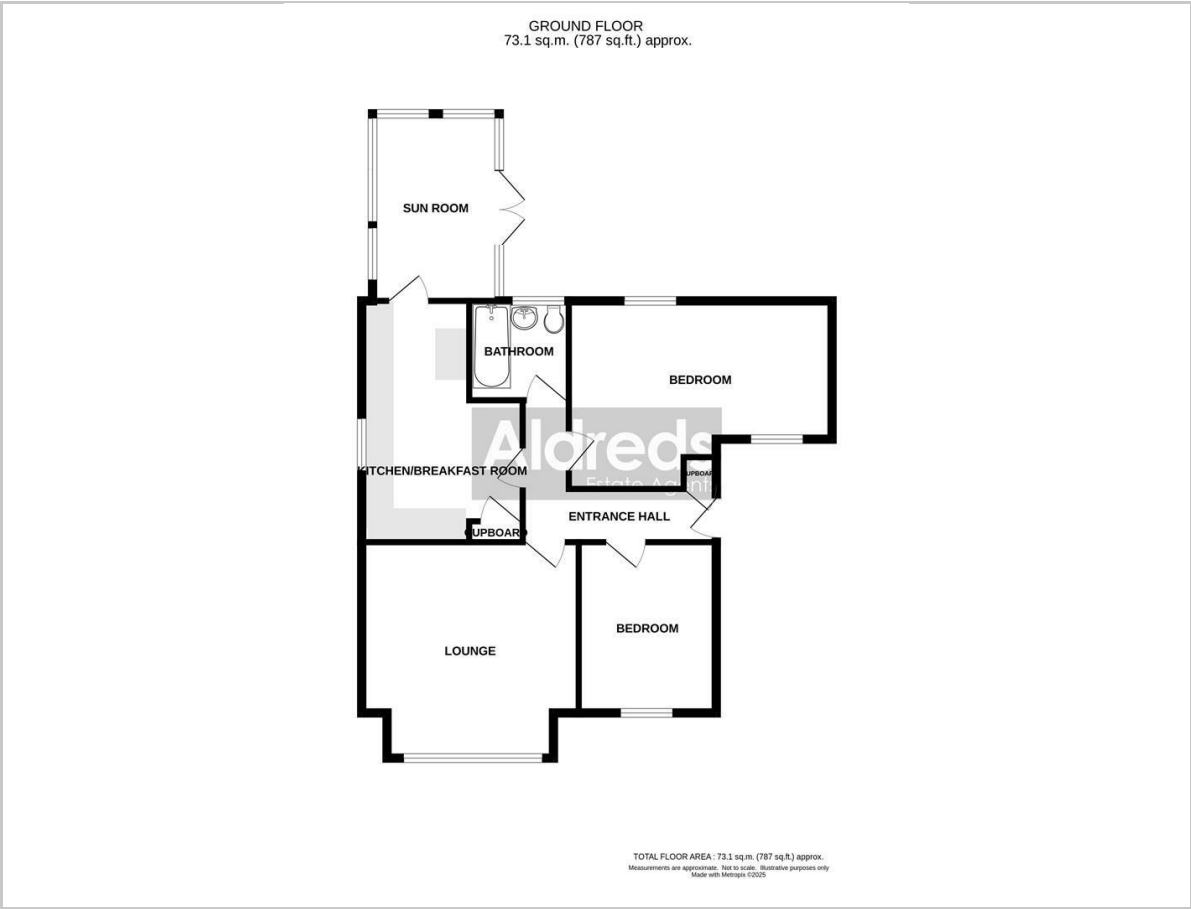
### Directions

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, turn left at the next mini roundabout, turn right at the next mini roundabout with Caister Police Station, turn right into Ormesby Road, just before the Haven Holiday Camp turn left into St Georges Drive

Ref Y12580/11/25



Floor Plan

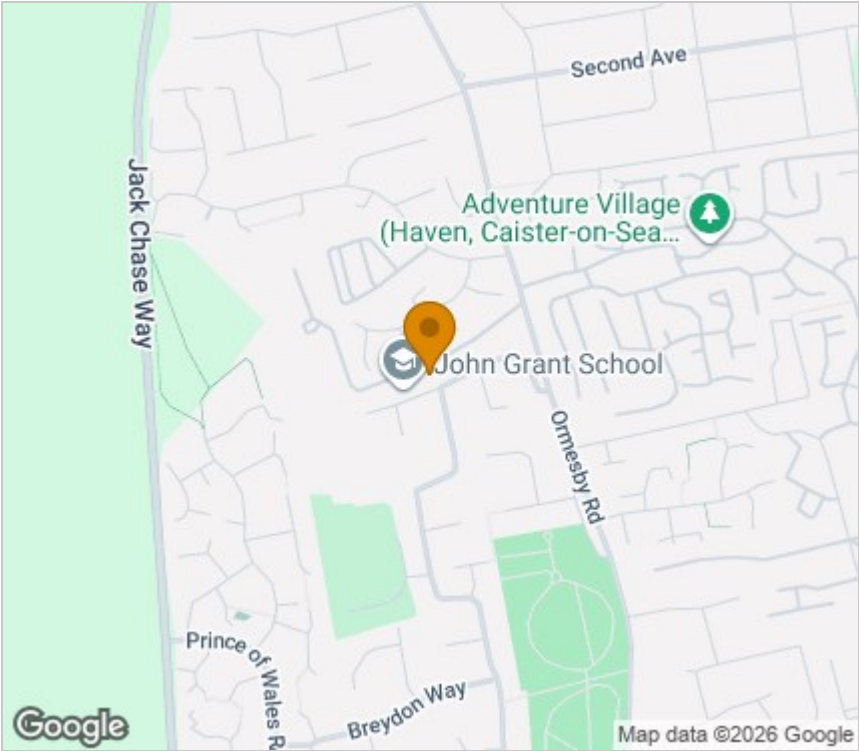


Viewing

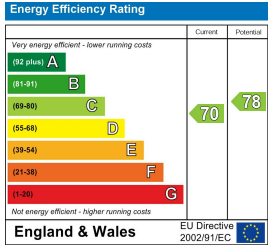
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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