

**Aldreds**  
Estate Agents



132 Beach Road

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

Offers In Excess Of £240,000



## 132 Beach Road

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

Aldreds are pleased to offer this bay fronted, hall entrance mid terraced house that has been modernised and would make an ideal family home or holiday let being located yards from the beach and a short walk in to the village centre. The property is available for early occupation having benefitted from recent renovation works to include some re-plastering, new kitchen and shower room, complete re-decoration, new floor coverings and landscaping of the rear garden. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, utility room, first floor landing with three separate bedrooms and a shower room. Outside is a superb landscaped garden which provides an ideal complimentary space to relax in. The property also benefits from double glazed windows, gas central heating and is offered chain free. View early to avoid disappointment.

### Entrance Hall

Part double glazed pvc entrance door, radiator, stairs to first floor, wood effect laminate flooring, doors leading off to:

### Lounge

9'10" x 12'8" (3.01 x 3.88)

Into the double glazed bay window to front aspect, radiator, fitted carpet.

### Dining Room

13'1" x 13'1" (4.00 x 3.99)

Including the chimney breast plus an under stairs storage cupboard, radiator, wood effect laminate flooring, double glazed window to rear, door to:

### Kitchen

11'2" x 8'0" (3.42 x 2.45)

New white gloss fitted kitchen with base units and wood grain finish work surfaces and matching upstands over, single drainer stainless steel sink unit, built in electric oven and four ring ceramic hob over, wood effect laminate flooring, radiator, single drainer stainless steel sink unit, door to:

### Utility Room

8'0" x 6'0" (2.44 x 1.83)

Fitted work surface with space and plumbing below for a washing machine and tumble dryer, wall mounted Worcester gas fired combination boiler, wood effect laminate flooring, double glazed window to side aspect, part double glazed pvc door to rear.

### First Floor Landing

Loft access, fitted carpet, doors leading off to:

### Bedroom 1

13'1" x 13'1" (4.00 x 3.99)

Plus the chimney breast and storage alcove, double glazed window to front aspect, radiator, fitted carpet.

### Bedroom 2

12'4" x 9'10" (3.78 x 3.00)

Plus built in wardrobe cupboard, radiator, fitted carpet, double glazed window to rear aspect.





### Bedroom 3

8'6" x 7'10" (2.61 x 2.41)

Including the chimney breast plus door recess, radiator, fitted carpet, double glazed window to rear aspect.

### Shower Room

8'8" x 4'8" (2.66 x 1.44)

New suite comprising an aqua panelled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, extractor fan, frosted double glazed window to side aspect.

### Outside

To the front of the property is a walled forecourt. To the rear is a superb landscaped rear garden with new paved terrace and lawn beyond providing an ideal space to relax in. Gate to rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

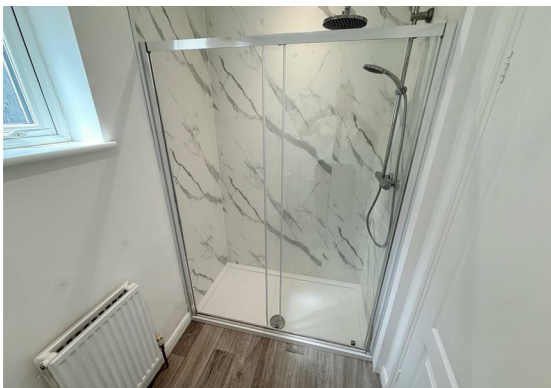
### Location

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 Great 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, at the next mini roundabout turn right into Beach Road, continue towards the end of Beach Road where the property can be found on the left hand side.

Ref: Y12810/07/26/CF



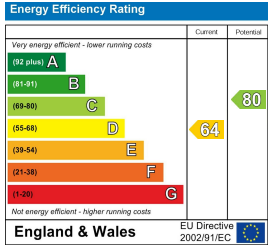
Floor Plan



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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