Aldreds
Estate Agents

24 Caister Road

Great Yarmouth NR30 4DE

£180,000

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Aldreds are pleased to offer this bay fronted, mid terraced house in a popular location to the north of the town centre. The property offers a spacious layout of accommodation comprising of an entrance hall, open plan living room, kitchen, dining room, conservatory, first floor landing serving three separate bedrooms, cloakroom and shower/ wet room. Outside there is a forecourt parking area and low maintenance rear garden. The property also benefits from gas central heating, double glazed windows and is offered chain free.

Entrance Hall
Part double glazed pvc entrance door, radiator, tiled flooring.

Living Room
24'0" x 12'3" narrowing to 10'4" (7.33 x 3.75 narrowing to 3.15)
Plus double glazed bay window to front aspect, three radiators, tv point, double doors to:

Rear Porch
Door in to the rear garden.

Kitchen
16'3" x 8'9" (4.96 x 2.67)
Extensively fitted with oak fronted wall and matching base units with polished finish work surfaces over, electric cooker point, one and a half bowl sink unit, space and plumbing for a washing machine, wall mounted gas boiler, part tiled walls, two windows to side aspect (one not double glazed), open access to:

Dining Room
11'5" x 8'1" (3.49 x 2.47)
Radiator, tiled flooring, double glazed window to side aspect, sliding double glazed patio doors to:

Conservatory
9'1" x 9'1" (2.77 x 2.77)
Brick and pvc double glazed construction with pitched poly carbonate roof over, double glazed French doors to rear, power and lighting.

First Floor Landing
Access to the loft space, doors leading off to:

Bedroom 1
16'2" x 11'8" (4.94 x 3.58)
Including the chimney breast and fitted wardrobes to one wall, double glazed window to front aspect, radiator.

Bedroom 2
12'0" x 10'5" (3.66 x 3.18)
Plus built in chimney breast and adjacent wardrobe cupboards, radiator, double glazed window to rear aspect.

Bedroom 3
12'4" x 8'2" (3.76 x 2.50)
Radiator, double glazed window to rear aspect.

Cloakroom
Low level wc, pedestal wash basin, frosted double glazed window to side aspect, tiled walls and flooring.

Shower/Wet Room
7'10" x 6'0" maximum (2.40 x 1.83 maximum)
Water proof floor membrane with floor drain and mains fed shower fitting, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to side aspect.

Outside
To the front of the property is a block pavior forecourt parking area. To the rear is a paved and shingled low maintenance garden area. A gate leads to a rear service passageway.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

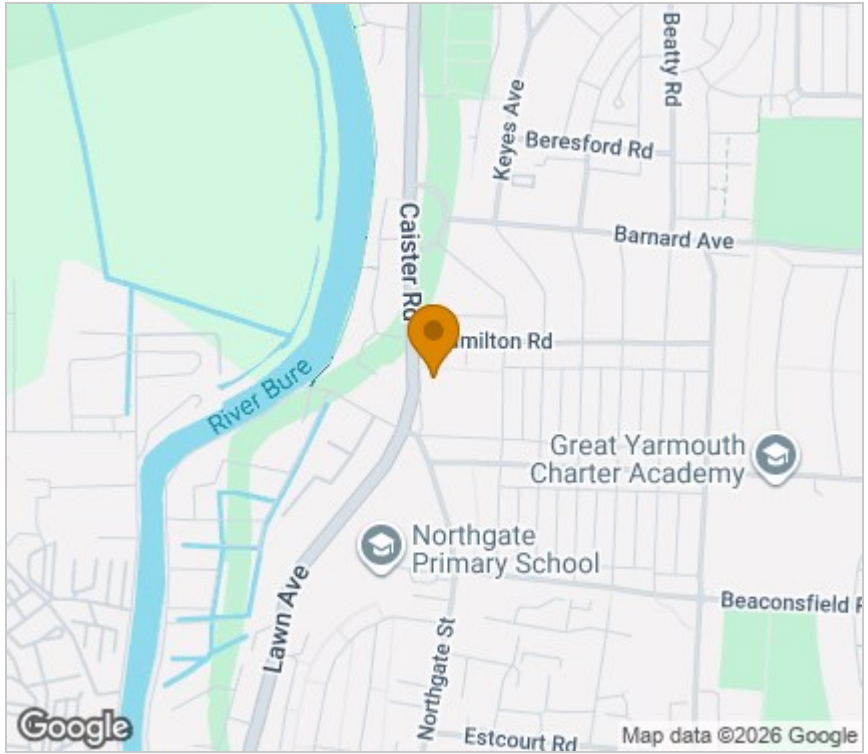
Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
rom the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road where the property can be found immediately on the right hand side.

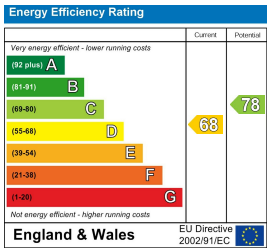
Ref: Y12650/03/03/26

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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