

**Aldreds**  
Estate Agents



43 High Street

Caister-on-Sea, Great Yarmouth, NR30 5EL

£150,000





## 43 High Street

Caister-on-Sea, Great Yarmouth, NR30 5EL

Aldreds are pleased to offer this deceptively spacious mid terraced cottage situated in the heart of the village yards from amenities. The property has been well maintained and benefits from a generous sized lounge, kitchen/dining room, large landing/study area, two/three bedrooms and a bathroom. Outside is a forecourt and established south facing rear garden. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain.

### Lounge

14'9" x 15'1" (4.50 x 4.60)

Part double glazed composite entrance door, double glazed window, electric meter cupboard, radiator, brick built fireplace with inset wood burner, power points, television point, open tread stairs to first floor, glazed door giving access to:-

### Kitchen/Diner

17'6" maximum x 15'8" (5.34 maximum x 4.78)

Double glazed windows to side and rear aspects, part double glazed pvc door giving access to garden, two radiators, television point, range of wood effect fitted kitchen units with wall and matching base units with rolltop work surface over, tiled splashback, stainless steel sink with drainer and mixer tap over, integrated electric double oven, gas hob, space and plumbing for washing machine, part tiled/carpeted flooring.

### First Floor Landing/Study Area

Spacious landing with room to have a study area, frosted double glazed window to side aspect, radiator, doors leading off to:

### Bedroom 1

17'7" x 10'5" (5.37 x 3.18)

Double glazed window to rear aspect, radiator, power points, airing cupboard.

### Bedroom 2

8'9" x 6'7" (2.68 x 2.03)

Double glazed window to front aspect, radiator, power points.

### Bedroom 3/Study

10'0" x 3'4" (3.06 x 1.04)

Double glazed window to side aspect, radiator.







### Bathroom

Double glazed window to side aspect, white suite with a low level WC, panelled bath with tile effect aqua panelled surround, shower attachment over, pedestal hand wash basin with tiled splashback, heated towel rail with integrated radiator.

### Outside

To the front of the property is a small enclosed front curtilage with timber pedestrian gate and space for bin storage. To the rear a southerly facing garden is laid to lawn with a variety of well stocked borders.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops \* 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

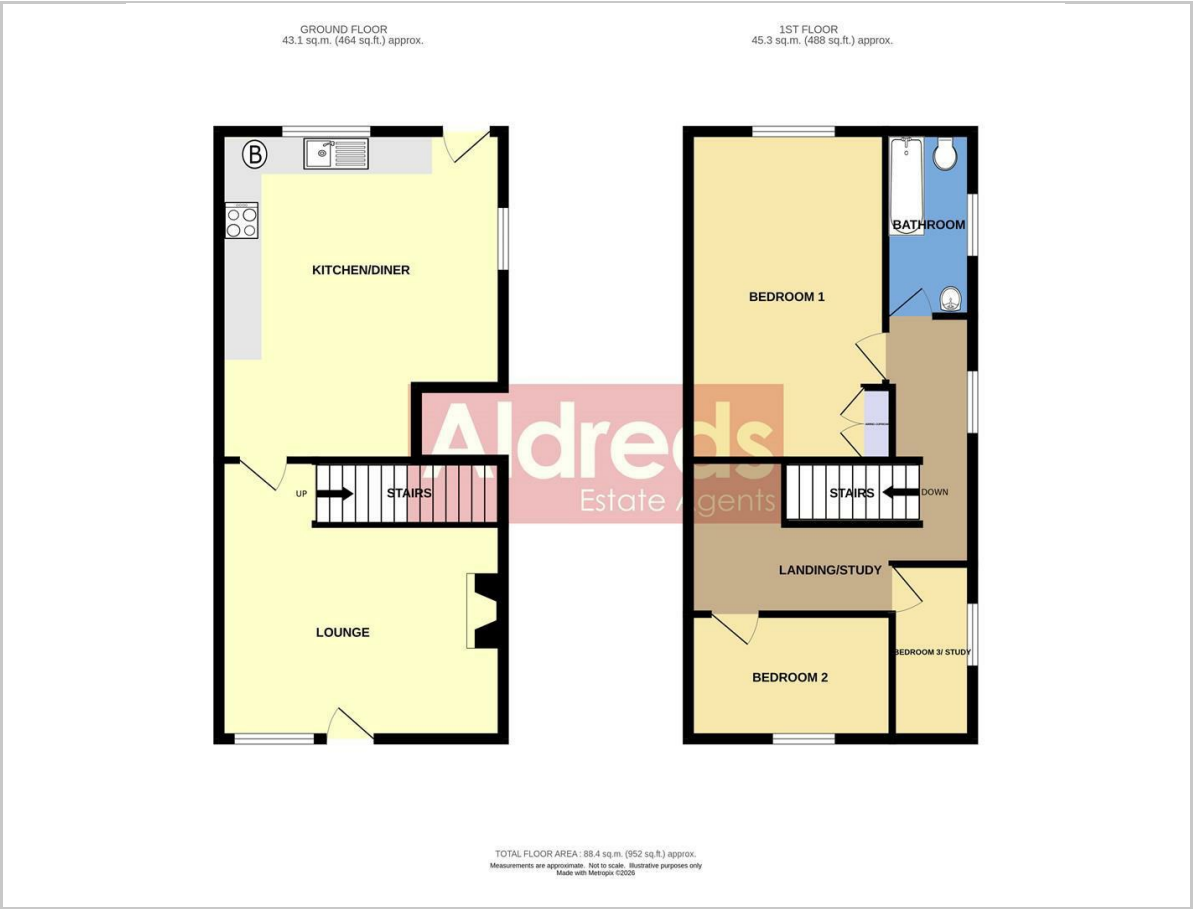
Proceed along Caister High Street, over the mini roundabout, at the junction with Beach Road where the property can be found to the left hand side lying in between the bakers and the dry cleaners.

Ref: Y12798/07/26/CF





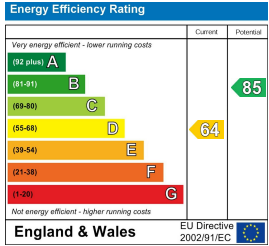
Floor Plan



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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