Aldreds
Estate Agents

# 43 High Street

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

£145,000

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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

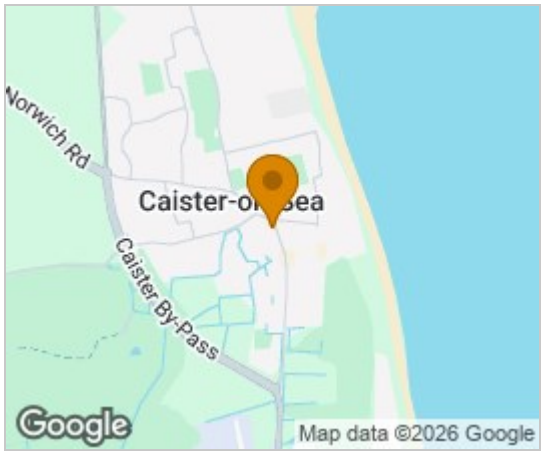
### Council Tax
Great Yarmouth Borough Council - Band 'A'

### 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.

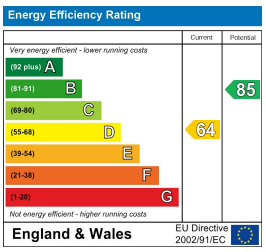
Ref: Y12798/07/26/CF

## Area Map




## Floor Plans

## Energy Efficiency Graph

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