



Aldreds
Estate Agents



36 Yarmouth Road

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

Guide £120,000-£140,000



Aldreds are pleased to offer this mid terraced house in a convenient location within the heart of this well serviced coastal village. The property would make an ideal first home or investment property with accommodation comprising of a lounge, dining room, kitchen, two bedrooms and bathroom. Outside there is a small forecourt and westerly facing rear garden. The property also benefits from electric heating, double glazed windows and is offered chain free.



Lounge 12'2" x 10'6" (3.73 x 3.21)

Including the chimney breast with a tile backed fireplace and surround, double glazed window to front aspect, night storage heater, part double glazed pvc entrance door.

Dining Room 12'2" x 9'1" (3.73 x 2.77)

Including the staircase to first floor with under stairs recess, chimney breast and built in storage cupboard, night storage heater, double glazed window to rear aspect, open access to:

Kitchen 11'1" x 5'8" (3.39 x 1.75)

Fitted kitchen with wall and matching base unit with fitted work surfaces, single drainer stainless steel sink unit, space and plumbing for washing machine, electric cooker point, part tiled walls, double glazed windows, part double glazed pvc rear entrance door.

First Floor Small Landing

Doors leading off to:

Bedroom 1 12'2" x 10'6" (3.73 x 3.21)

Including the chimney breast, electric panel heater, double glazed window to front aspect.

Bedroom 2 9'3" x 9'2" (2.83 x 2.80)

Double glazed window to rear aspect, electric panel heater, door to:

Bathroom

White suite comprising panelled bath with shower mixer tap, pedestal wash basin, low level wc, tiled walls, airing cupboard housing the hot water cylinder, frosted double glazed window to rear aspect.

Outside

To the front of the property is a small walled forecourt. To the rear is a small yard with a pedestrian service passageway beyond providing access to the enclosed lawned garden with a paved patio area.

Tenure

Freehold

Services

Mains water, electric and 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, 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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco and after a few hundred yards the property can be found on the left hand side.

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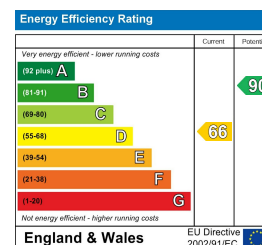
Area Map



Floor Plans



Energy Efficiency Graph



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