



13 Second Avenue

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

Offers Over £265,000



13 Second Avenue

Aldreds are pleased to offer this superbly presented, much improved detached bungalow which offers a flexible living space making it an ideal retirement property being close to the village shop, local transport and a short walk to the beach. The bungalow has a stunning quality kitchen, living room, re-furnished shower room, main double bedroom and sitting room/bedroom 2 opening on to a delightful conservatory with thermal insulated roof. Outside are low maintenance gardens, ample parking and outbuildings. The property also benefits from gas central heating with a new boiler, double glazed windows, re-wiring and new floor coverings throughout. An early viewing is strongly recommended.

Kitchen

18'4" x 6'6" (5.59 x 1.98)

New fitted white gloss kitchen with wall and matching base units with wood block effect work surface over, part metro tiling to walls, wood effect laminate flooring, built in double oven, five ring gas hob with splashback panel and extractor hood over, single drainer black cast sink with mixer tap, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, cupboard housing the newly installed Vaillant gas combination boiler, side part double glazed pvc stable entrance door, double glazed window to side aspect, access to the part boarded and insulated loft space, doors leading off to:

Living Room

15'7" x 9'9" (4.75 x 2.97 (4.74 x 2.96))

Shallow chimney breast with moulded modern fire surround and inset stove electric fire, two double glazed windows to front aspect, two radiators, tv point, fitted carpet.

Sitting Room/Bedroom

9'2" x 8'8" (2.79 x 2.64 (2.80 x 2.65))

Was originally a bedroom with radiator, new consumer unit, wood effect laminate flooring, open access to:

Conservatory

12'3" x 8'2" (3.73 x 2.49)

Brick and upvc double glazed construction with fitted blinds and thermal insulated roof over, radiator, power points, part double glazed French doors in to the garden, wall mount tv point, wood effect laminate flooring.

Bedroom 1

15'2" x 8'8" (4.62 x 2.64)

Was originally two separate bedrooms, double glazed window to side aspect, radiator, fitted wardrobe cupboards with sliding doors, wall mount tv point, fitted carpet.





Shower Room

6'6" x 6'0" (1.98 x 1.83 (1.97 x 1.84))

New suite comprising shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, wood effect laminate flooring, grey tile effect aqua panelling to walls, radiator, frosted double glazed window to rear aspect, extractor fan.

Outside

To the front of the property there is a lawned garden with flower beds bordering. A gated access leads to the driveway which extends down the side of the bungalow and beyond further gates to the timber garage with power connected and ample space for cars/motor home. There is also a gate in to the rear garden which faces a southerly direction and is low maintenance being mainly laid with landscaped paved patio areas with side bushes and raised planters bordering. At the bottom of the garden is a well screened timber decked sun trap seating area benefitting from the late afternoon sun. In addition there are two storage sheds.

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 Yarmouth office proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the right hand exit into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue just past the Centurion Public House, turn right into Second Avenue, where the property can be found a short way along on the right hand side.

Ref: Y11949/01/24/CF



Floor Plan



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

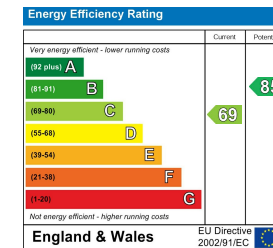
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA