



33 Second Avenue

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

Price Guide £290,000



33 Second Avenue

GUIDE PRICE £290,000-£300,000 Aldreds are pleased to offer this stunning, comprehensively renovated detached bungalow providing an ideal space to retire by the sea. The property is located a short walk from both the beach and local shop and is serviced regularly by a bus service. The current owners have tastefully presented this delightful bungalow which offers an entrance hall, lounge/dining room, new fitted kitchen with built in appliances, new shower room and two double bedrooms. Outside there is a low maintenance front garden with driveway parking and a delightful south facing landscaped garden that fully compliments this superb property. Offered with vacant possession. View early to avoid disappointment.

Entrance Hall

Part double glazed entrance door, radiator, built in storage cupboard where the boiler top up valve can be found, fitted carpet, doors leading off to:

Lounge/Dining Room

15'2" x 10'10" minimum (4.62 x 3.30 minimum (4.63 x minimum))

Chimney breast with tiled fireplace recess, fitted carpet, double glazed patio doors to rear, radiator, tv point, serving hatch.

Kitchen

11'8" x 8'11" (3.56 x 2.72)

Plus door recess, new fitted kitchen with a quality range of light grey shaker style wall and matching base units with wood block effect work surfaces over, metro tiling to walls, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in new electric oven, four ring ceramic hob and extractor hood over, wood effect vinyl flooring, wall mounted new gas combination boiler, recess with fitted work surface providing space for a microwave and plumbing below for a washing machine, additional recess providing space for a fridge or dishwasher, radiator, double glazed window to rear, part double glazed pvc door to side entrance.

Bedroom 1

12'0" x 12'0" (3.66 x 3.66)

Plus curved double glazed bay window to front aspect with two radiators, tv point, fitted carpet.

Bedroom 2

12'0" x 9'9" maximum (3.66 x 2.97 maximum (3.65 x 2.96 maximum))

Double glazed window to front aspect, radiator, fitted carpet.

Shower Room

New white suite comprising corner shower cubicle with aqua panelled walls, vanity unit with inset wash basin, low level wc, mainly tiled walls, wood effect vinyl flooring, towel rail/radiator, frosted double glazed window with privacy blind to side aspect, extractor fan.





Outside

To the front is a driveway and adjacent low maintenance front garden with side accesses leading to the entrance and rear garden. At the rear of the property is a superbly landscaped south facing garden with areas of newly laid paved sun trap patio beyond which the remainder of the garden is lawned with established side borders. The rear garden is very private and enclosed by panelled fencing. There is also a new timber shed with power and lighting.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 half way along on the right hand side.

Ref: Y11992/03/24/CF



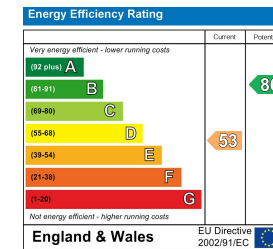
Floor Plan



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 <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