

**Aldreds**  
Estate Agents



25 Second Avenue

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

Price Guide £275,000





## 25 Second Avenue

Price Guide £275,000-£285,000 Aldreds are pleased to offer this immaculately presented, detached bungalow on a generous double size plot and located just a short walk from the beach, local shop and regular bus service making it an ideal retirement property. The bungalow has been very well maintained and offers an entrance hall leading to the living room, luxury fitted kitchen, modern bathroom and two double bedrooms. Outside there is ample driveway parking and a stunning south facing garden with terrace and summerhouse providing an ideal space to relax. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is recommended.

### Entrance Hall

Part double glazed composite entrance door, attractive wood effect LVT flooring, radiator, recessed spot lights, drop down loft hatch with ladder providing access to the loft where the gas combination boiler is housed, deep utility cupboard with radiator and also housing the fuse box, attractive wooden doors leading to:

### Living Room

14'0" x 12'6" (4.28 x 3.82)

Part double glazed pvc door to rear, double glazed window to rear, tv point, radiator, fitted carpet, door to:

### Bedroom 2

14'1" x 8'3" (4.30 x 2.54)

Double Glazed window to front aspect, fitted carpet, radiator, recessed spot lights.

### Kitchen

10'4" x 8'3" (3.16 x 2.53)

Extensively fitted with a quality wood grain finish kitchen with wall and matching base units and light finish worktops over, green splashback panels, single drainer one and a half bowl sink unit with mixer taps, space and plumbing for a dishwasher/washing machine, integrated fridge/freezer, built in electric oven, four ring ceramic hob and extractor hood over, two double glazed windows to front aspect, wood effect LVT flooring, radiator.

### Bedroom 1

13'5" x 9'2" (4.10 x 2.81)

Plus a walk in wardrobe cupboard with hanging rail, double aspect double glazed windows, fitted carpet, wall mount tv point, recessed spot lights, radiator.

### Bathroom

Quality white bathroom suite with p-shaped panelled bath with mains fed shower fitting, vanity unit with inset wash basin and adjacent low level wc with concealed cistern, tiled flooring and walls, chrome towel rail/radiator, frosted double glazed window to side aspect, recessed spot lights, extractor fan.







### Outside

The property sits on a double size plot with a full width block paved driveway providing ample off street parking to the front. Gated access to either side of the property leads to the rear garden which is of a generous size and south facing. Immediately behind the bungalow is a sun trap block patio terrace beyond which the garden is lawned with additional raised terrace and decking area leading to the superb Summerhouse with power and lighting providing an ideal place to relax. There is also a timber shed and the gardens are fully enclosed and offer private aspects.

### 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.

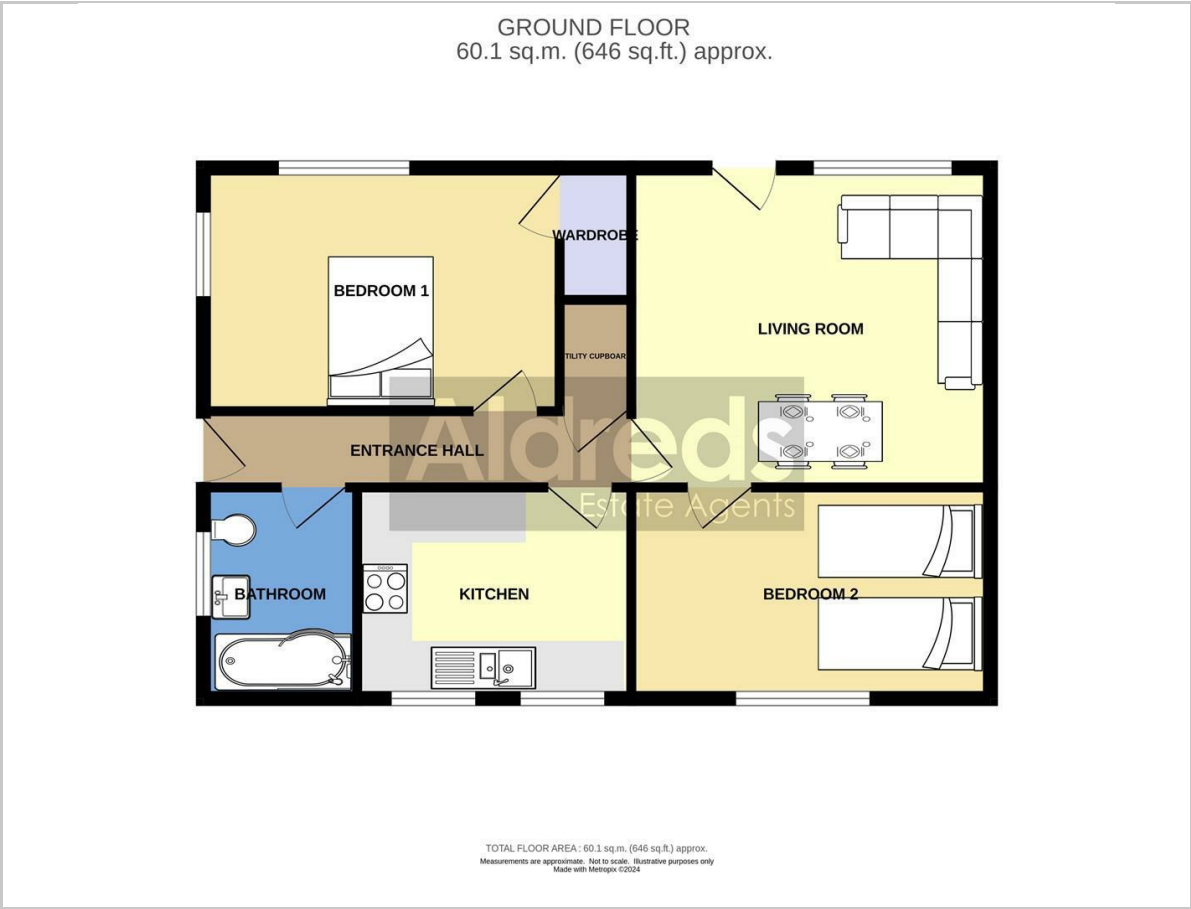
### Directions

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 a short way along on the right hand side.

Ref: Y12007/03/24/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 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.

Area Map



Energy Efficiency Graph

