

**Aldreds**  
Estate Agents



25 Queensway

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

£225,000



## 25 Queensway

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With a garage and pleasant approx. south facing garden, Aldreds are delighted to offer this two bedroom semi detached bungalow. The property also has an entrance hall, lounge, kitchen, conservatory and a bathroom. Gas central heating and sealed unit double glazing. Gardens to front & rear.

### Entrance Hall

Entrance door to side, loft access with pull down loft ladder.

### Lounge

12'9" x 11'11" (3.9 x 3.64)

Gas fire, double glazed window to front aspect, radiator.

### Kitchen

12'0" x 8'10" (3.66 x 2.7)

Base & wall units with worktops, airing cupboard, double glazed window to rear aspect, electric cooker point, plumbing for washing machine, sink with drainer.

### Bedroom 1

12'9" x 9'10" (3.9 x 3)

Double glazed window to front aspect, radiator.

### Bedroom 2

8'7" x 7'8" (2.62 x 2.36)

Radiator, Patio doors to

### Conservatory

8'8" x 7'11" (2.65 x 2.42)

Brick based with sealed unit double glazing, double glazed French doors to rear garden, radiator.

### Bathroom

8'7" x 4'10" (2.62 x 1.49)

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.





### Outside

To the front of the property there is a lawned garden with flower borders. Driveway to garage at rear, the garage has power & light. The rear garden is paved with bushes and shrubs. Timber shed.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

Band D - 61 Rating

### 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.

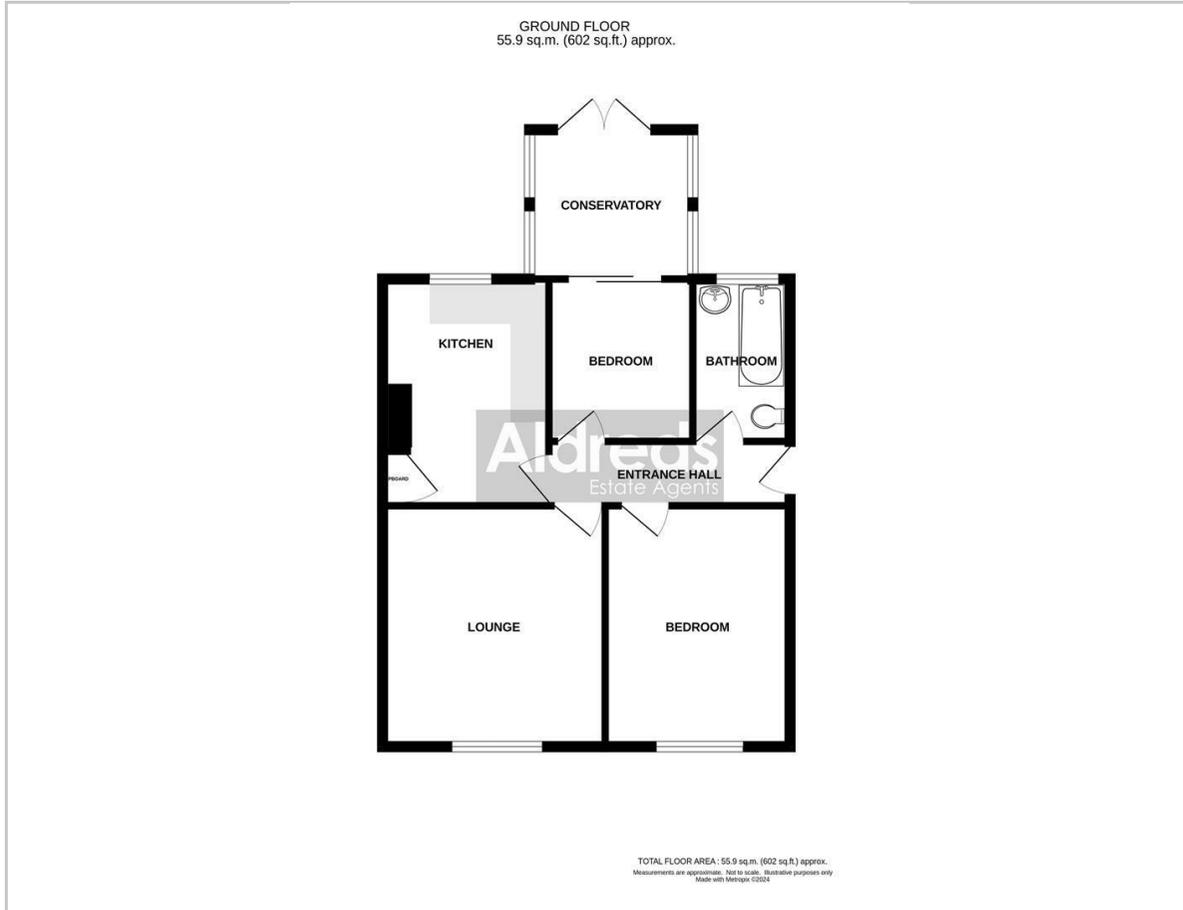
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into High Street, turn left at the next mini roundabout, at the next mini roundabout with Caister Police Station turn left into West Road, first left in to Queensway. Follow the road down to the bottom where the bungalow can be found straight ahead.

Ref Y12032/04/24



## 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

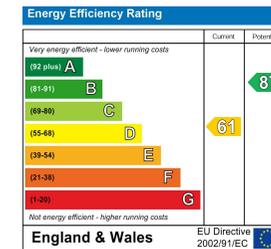
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## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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