



Caister Road, Great Yarmouth NR30 4DP

welcome to

Caister Road, Great Yarmouth

Well-presented three-bedroom semi-detached home ideally located for easy access to the town centre, seafront and local amenities. Offering two reception rooms, a family bathroom, downstairs WC and a large driveway providing ample off-road parking, this property makes a perfect family home.



Entrance Hall

Vinyl flooring, double glazed window to side aspect, radiator.

Cloakroom

Vinyl flooring, W/C, wash hand basin, double glazed window to side aspect.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed bay window to front aspect, radiator, gas fireplace, wooden floor.

Living Room/Dining Room

21' 11" x 10' 6" (6.68m x 3.20m)

Laminate flooring, radiator x2, patio doors to rear aspect leading to garden.

Kitchen

18' 1" x 8' 10" (5.51m x 2.69m)

Vinyl flooring, double glazed window to side aspect, radiator, variety of wall & base units, sink and drainer, oven with induction hob, cooker hood, plumbing for washing machine.

Bedroom One

14' 5" x 10' 6" (4.39m x 3.20m)

Carpet, double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Two

12' 10" x 10' 6" (3.91m x 3.20m)

Carpet, double glazed window to rear aspect, radiator.

Bedroom Three

7' 7" x 7' 7" (2.31m x 2.31m)

Carpet, double glazed window to front aspect, radiator.

Bathroom

Double glazed window to side aspect, vinyl flooring, W/C, wash hand basin, shower cubicle, radiator.



view this property online williamhbrown.co.uk/Property/GTY109702



welcome to

Caister Road, Great Yarmouth

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Downstairs W/C
- Family Bathroom
- Large Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109702



Property Ref:
GTY109702 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk