



Aldreds
Estate Agents



39 Winifred Way

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

£180,000



We are acting in the sale of the above property and have received an offer of £180,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Aldreds are pleased to offer this extended semi detached bungalow in a popular location close to the beach, local amenities and bus route. The property would benefit from some further refurbishment and offers a spacious layout of accommodation comprising of an entrance porch, entrance hall, lounge/dining room, kitchen/breakfast room, two bedrooms and a bathroom. Outside there are generous front and rear gardens, larger than average garage and long driveway. The property also benefits from double glazed windows, gas central heating and is offered chain free.



Entrance Porch

Part double glazed pvc entrance door, frosted double glazed internal door to:

Entrance Hall

Built in cloaks cupboard, radiator, doors leading off to:

Lounge/Dining Room 24'6" x 10'6" narrowing to 9'2" (7.47 x 3.21 narrowing to 2.81)

Including the chimney breast with a red brick open fireplace, radiator, wall lights brick lined archway, double glazed window to rear aspect, door to:

Kitchen/Breakfast Room 19'0" x 8'10" (5.80 x 2.70)

Fitted kitchen with wood trim wall and matching base units with work surfaces over, single drainer stainless steel sink unit, wall mounted gas boiler, built in meter cupboard, radiator, double aspect double glazed windows to side and rear aspects, double glazed door to the rear garden.

Bedroom 1 13'10" x 10'6" (4.24 x 3.21)

Including built in wardrobe cupboards, fitted carpet, radiator, double glazed window to front aspect.

Bedroom 2 8'10" x 7'11" (2.71 x 2.43)

Plus door recess, double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Coloured suite comprising panelled bath with shower over, low level wc, pedestal wash basin, tiled walls, frosted double glazed window to side aspect, radiator.

Outside

A wrought iron gated access leads to the driveway which extends down the side of the bungalow to a further gated entrance and beyond the brick built garage with up and over door, power and lighting. The remainder of the front garden is of a generous size with space for additional parking if required. The rear garden faces a southerly direction and is currently overgrown.

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

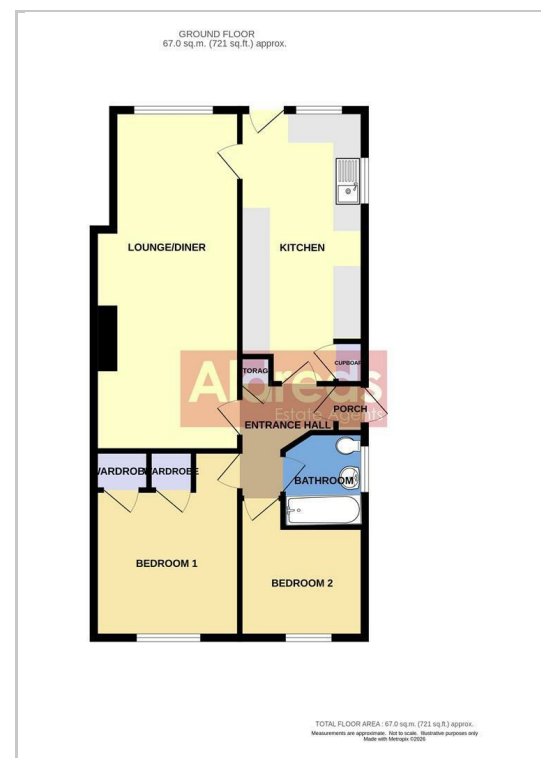
From our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the right hand exit into Ormesby Road, follow the sign back into Caister Village, just before the Centurion Public House, turn left into Second Avenue, turn first left into Winifred Way and follow the road as it bears round to the right, where the property can be found on the right hand side.

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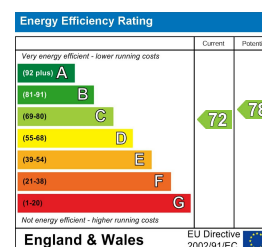
Area Map



Floor Plans



Energy Efficiency Graph



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.

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