

Aldreds
Estate Agents



3 Arnold Avenue

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

£195,000



3 Arnold Avenue

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

Aldreds are pleased to offer this extended semi detached bungalow that requires further modernisation and improvement. This spacious bungalow offers a superb opportunity for a buyer to put their own stamp and finish on a property with a roomy layout of accommodation comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, two double bedrooms and a wet room. Outside there is driveway parking leading to a garage and to the rear a generous south facing rear garden that is currently overgrown. Offered chain free.

Entrance Hall

15'6" x 4'8" (4.73 x 1.43)

Including a built in storage cupboard and cloaks cupboard, access to the loft space, double glazed entrance door with side screen, doors leading off to:

Lounge/Dining Room

20'11" x 12'11" narrowing to 10'8" (6.38 x 3.94 narrowing to 3.27)

Spacious living room with a chimney breast and inset Baxi Bermuda gas fire with a back boiler, two radiators, double glazed window and French doors to rear, television point, door to:

Kitchen/Breakfast Room

13'11" x 9'1" (4.26 x 2.77)

Dated kitchen with Hygena style wall and matching base units, single drainer stainless steel sink unit, electric cooker point, part tiled walls, double glazed door to side aspect, double aspect double glazed windows to front and rear aspects, radiator.

Bedroom 1

13'0" x 10'6" (3.97 x 3.21)

Double glazed window to front aspect, radiator.

Bedroom 2

9'6" x 8'0" (2.92 x 2.46)

Including the airing cupboard housing the hot water cylinder, double glazed window to side aspect, radiator.



Wet Room

7'10" x 5'5" (2.41 x 1.66)

Waterproof floor membrane with shower over, low level wc, pedestal wash basin, tiled walls, frosted double glazed window to side aspect, extractor fan, radiator/towel rail.

Outside

To the front of the property is a lawned garden with side borders, adjacent driveway for parking leading to the attached garage 7.06m x 2.39m with up and over door, power and lighting and door in to the garden. At the rear is a southerly facing generous garden which is currently overgrown.

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, turn left at the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue to just past the Centurion Public House, turn right into Second Avenue, turn left into Winifred Way, turn right into Arnold Avenue and proceed where the property can be found a short way along on the right hand side.

Y12769/06/26/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



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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA