



7 Links Close

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

Asking price £240,000



# 7 Links Close

Caister-On-Sea, Great

Aldreds are pleased to offer this spacious, extended semi detached bungalow in this sought after cul de sac location close to the village centre. The property has been well maintained but would benefit from some further cosmetic refurbishment and offers accommodation comprising of an entrance porch, entrance hall, lounge, dining room, kitchen, conservatory/utility, three bedrooms and a shower room. Outside there are established gardens to the front and a low maintenance rear garden, driveway and outbuildings. The property also benefits from double glazed windows, gas central heating and is offered chain free.

## Entrance Porch

7'9" x 4'3" (2.38 x 1.32)

Part double glazed pvc entrance door, double glazed window to front aspect, part double glazed pvc internal door to:

## Entrance Hall

Radiator, built in storage cupboard, access to the loft space, doors leading off to:

## Lounge

12'6" maximum x 11'11" (3.83 maximum x 3.65)

Plus double glazed bay window to front aspect, red brick fireplace with an inset balanced flue fitted gas fire, tv point, electric radiator.

## Dining Room

10'5" x 7'10" (3.19 x 2.41)

Double glazed window to side aspect, radiator, serving hatch and access to:

## Kitchen

9'10" x 9'10" maximum (3.02 x 3.01 maximum)

Wood grain finish fitted kitchen with wall and matching base units with marble effect work surfaces over, part tiled walls, single drainer stainless steel sink unit, built in electric double oven and four ring gas hob, radiator, double glazed window to rear aspect.

## Conservatory/Utility

9'11" x 8'2" (3.03 x 2.49)

Brick and pvc frosted double glazed construction, space and plumbing for a washing machine, power and lighting, part double glazed pvc door to rear.

## Bedroom 1

12'8" x 9'9" (3.87 x 2.99)

Double glazed window to front aspect, radiator.

## Bedroom 2

11'1" x 9'10" (3.40 x 3.00)

Double glazed window to rear aspect, radiator.





#### Bedroom 3

10'5" x 6'8" (3.19 x 2.04)

Including the cupboard housing the gas fired boiler, double glazed window to side aspect.

#### Shower Room

7'3" x 6'8" (2.22 x 2.04)

Including an airing cupboard, full width tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, radiator, extractor fan, frosted double glazed window to side aspect.

#### Outside

To the front of the property is a small front garden with established borders, to the side a long driveway with off road parking and a gated access beyond in to the rear garden which is laid with low maintenance paving and established borders. Range of outbuildings including a summerhouse, workshop and sheds. At the bottom of the garden a gate leads on to Buildings Road where a short walk takes you in to the village.

#### 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.

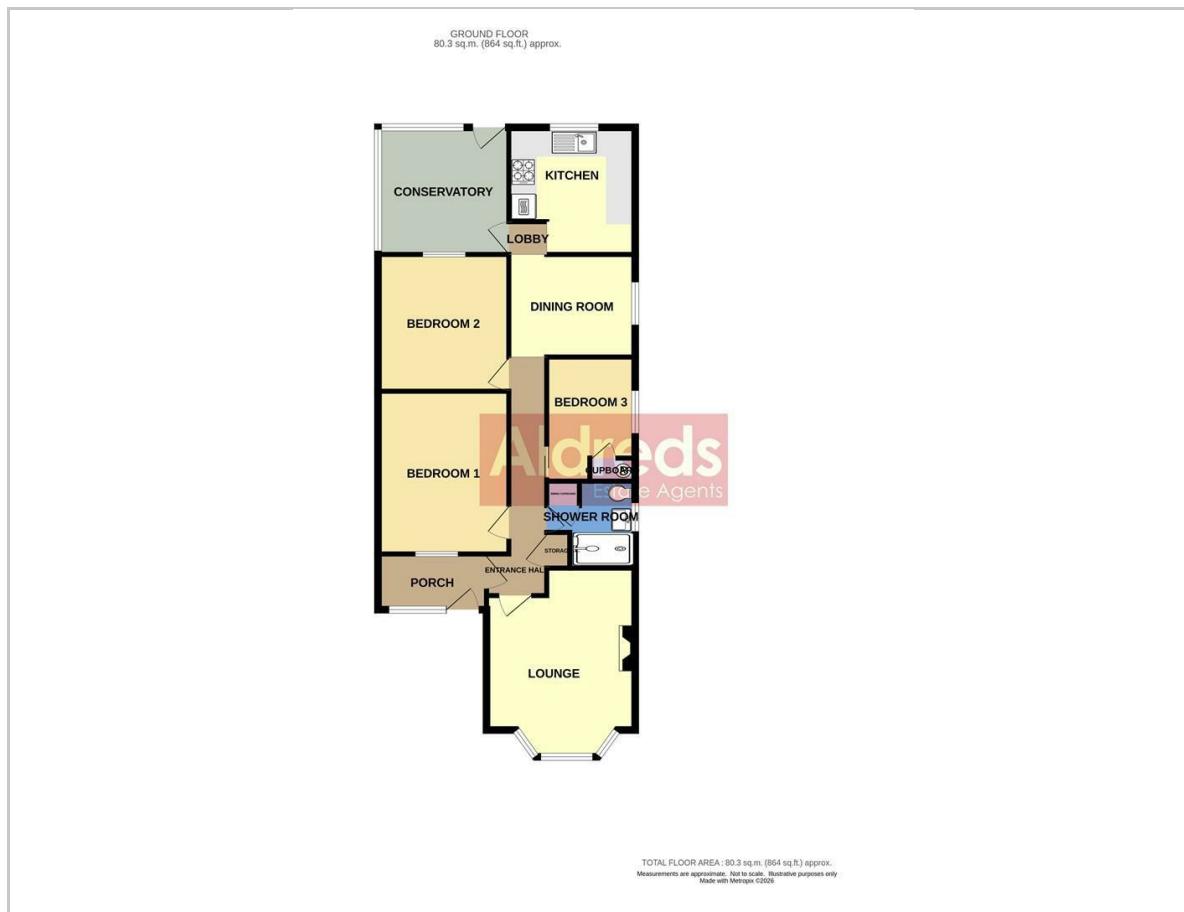
#### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, turn right into St Julian Road, turn left into Links Close where the property can be found straight ahead at the bottom of the road.

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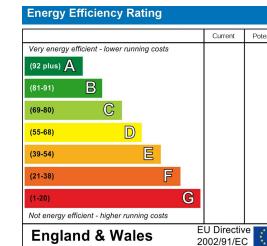
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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