

**Aldreds**  
Estate Agents



3 Green Lane

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

Asking Price £220,000



### 3 Green Lane

Caister-On-Sea, Great Yarmouth, NR30

Aldreds are pleased to offer this rare opportunity to acquire a semi detached bungalow in the heart of the village yards from the high street. The property has been well maintained and offers a comfortable layout of accommodation comprising of an entrance hall, living room kitchen, two bedrooms and bathroom making it an ideal retirement property. Outside there are established front and rear gardens with potential to create a driveway to the front. The property also benefits from electric heating and double glazed windows and is offered Chain Free.

#### Side Entrance Hall

Part double glazed pvc entrance door, night storage heater, access to the loft space, doors leading off to:

#### Living Room

12'9" x 12'4" (3.91 x 3.77)

Including the chimney breast, double glazed window to front aspect, night storage heater, tv point.

#### Kitchen

8'6" x 7'1" (2.61 x 2.18)

Fitted kitchen with wood trim finish wall and matching base units with work surfaces over, space and plumbing for a washing machine, part tiled walls, electric cooker point, double glazed window to rear aspect.

#### Bedroom 1

12'6" x 9'3" (3.83 x 2.82)

Double glazed window to front aspect, night storage heater.

#### Bedroom 2

12'0" x 8'9" (3.66 x 2.67)

Including the chimney breast and adjacent airing cupboard housing the hot water heater with fitted immersion heater, double glazed window to rear aspect.





### Bathroom

8'7" x 5'1" (2.64 x 1.57)

Panelled bath, pedestal wash basin, low level wc, part tiled walls, night storage heater, electric towel rail, electric fan heater, frosted double glazed window to rear aspect.

Y12626/02/26/CF

### Outside

To the front of the property is an enclosed lawned garden with pathway leading to the entrance. To the rear is a private lawned garden and timber shed.

### Tenure

Freehold

### Services

Mains water, electric 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 second exit straight across on to Yarmouth Road. Continue along Yarmouth Road and cross over the first mini roundabout where the entrance to Green Lane can be found on the left hand side just before Chamberlins solicitors.



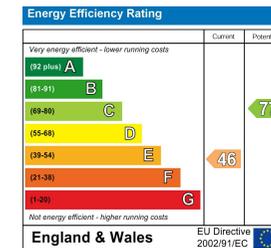
## Floor Plan



## 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.

### 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.

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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA