8 Thames Way

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

Asking Price £220,000

3 1 1 C

8 Thames Way

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

Aldreds are pleased to offer this well presented end terraced house in a cul de sac location on this popular modern development. The property has just benefitted from re-decoration throughout and new fitted carpets and would make an ideal family home with accommodation comprising of an entrance lobby, lounge, kitchen/dining room, first floor landing, three bedrooms and a bathroom. Outside there are front and rear gardens, adjacent garage and driveway parking. The property also benefits from double glazed windows, gas central heating, intruder alarm and is offered chain free. An early viewing is recommended.

Entrance Lobby

Part double glazed pvc entrance door, built in meter storage cupboard and RCD fuse box, door to:

Lounge

15'0" x 11'5" maximum (4.59 x 3.49 maximum)

Double glazed window to front aspect, fireplace with inset electric fire, radiator, wood effect laminate flooring, television point, access to:

Kitchen/Dining Room

14'11" x 13'5" (4.57 x 4.09)

Fitted kitchen with medium oak fronted wall and matching base units with polished finish work surfaces over, single drainer one and a half bowl cast sink unit, space and plumbing for a washing machine, built in electric oven, four ring gas hob and incorporated extractor over, part tiled walls, island breakfast bar unit, radiator, double glazed window and French doors to rear.

First Floor Landing

Access to the insulated and boarded loft space, cupboard housing the gas combination boiler, radiator, new fitted carpet, doors leading off to:

Bedroom 1

11'9" x 8'6" (3.60 x 2.60)

Plus recess with a built in wardrobe cupboard, radiator double glazed window to rear aspect, new fitted carpet.

Bedroom 2

10'1" x 6'2" (3.08 x 1.89)

Plus recess and built in storage cupboard, double glazed window to front aspect, new fitted carpet, radaitor.

Bedroom 3

8'6" maximum x 6'8" maximum (2.61 maximum x 2.04 maximum)

Plus a box bay double glazed window too side aspect, radiator, new fitted carpet.

Bathroom

Panelled bath with electric shower fitting over, vanity unit with wash basin, low level wc, tiled walls, frosted double glazed window to rear, radiator, vinyl flooring.

Outside

To the front of the property there is a lawned garden and pathway leading to the entrance. Adjacent driveway providing car parking and access beyond to the single brick built garage with an up and over door, power and lighting, personal door to side. A side gate leads in to the rear garden which faces a westerly direction and is laid with a paved sun trap patio beyond which is a lawned garden with side borders. There is also an outside tap and lighting.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

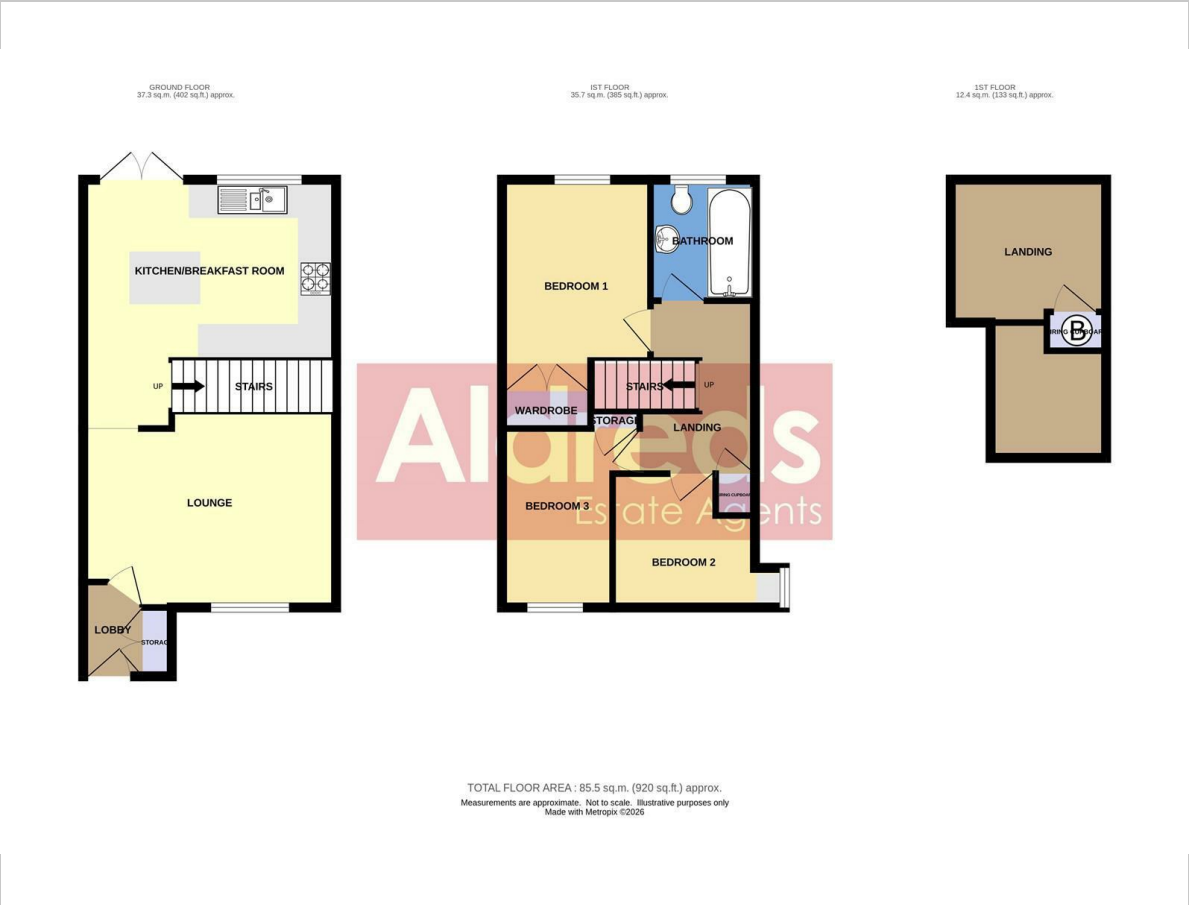
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach and its own Historic Castle.

Directions

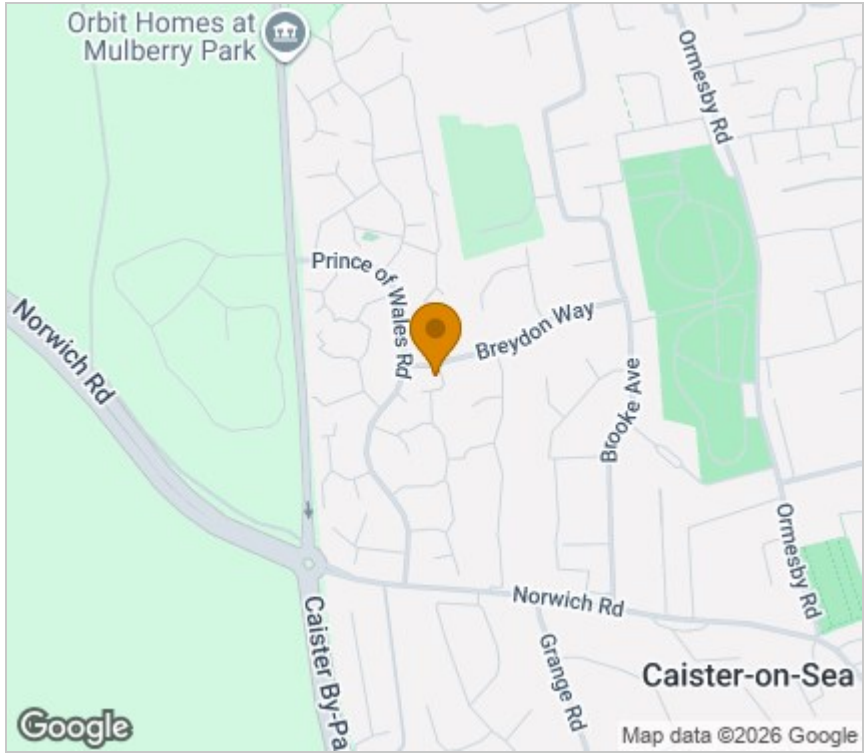
rom Yarmouth proceed north along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, at the next roundabout take the third exit and follow the sign into Caister, continue for approximately 50 yards, turn left into Prince of Wales Road, continue for quarter of a mile, turn right into Thames Way, turn right after a short distance and the property can be found on the right hand side.

Y12842/08/26/CF

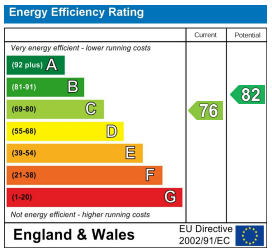
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth 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 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