

Aldreds
Estate Agents



7 Links Close

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

Guide Price £230,000-£240,000



7 Links Close

Caister-On-Sea, Great

GUIDE PRICE £230,000-£240,000 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.

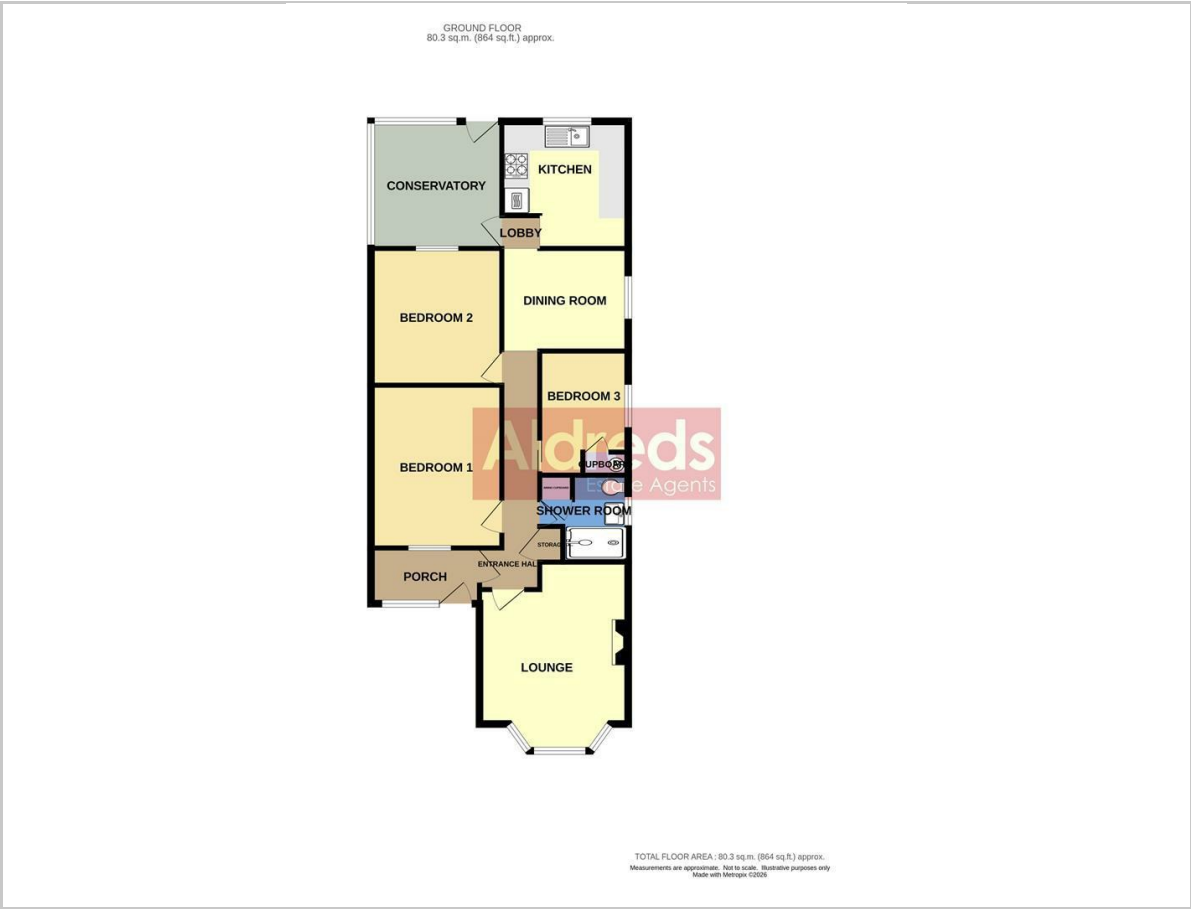
Directions

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.

Y12611



Floor Plan



Viewing

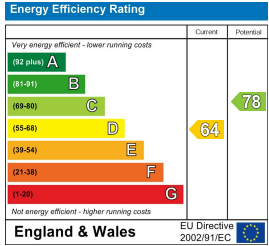
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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