



43 Wright Close
Caister-On-Sea, Great Yarmouth, NR30 5XQ
£167,500



43 Wright Close

Aldreds are pleased to offer this attractively presented, modern mid terraced house on a popular development that would make an ideal first home or investment purchase. The property offers an entrance hall serving the lounge/dining room, fitted kitchen, first floor landing, two bedrooms and a modern shower room. Outside are low maintenance front and rear gardens and nearby allocated parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Frosted part double glazed upvc entrance door with glazed side panel, power points, telephone point, airing cupboard, doors leading off to:

Kitchen

7'7" x 7'0" (2.31 x 2.13)

Double glazed window to front aspect, range of fitted wood effect kitchen units with wall and matching base units with roll top work surfaces over and metro tiled splash backs, stainless steel sink and drainer, plumbing for washing machine, power points, electric cooker point, wall mounted Ideal combination boiler.

Lounge/Dining Room

17'7" x 12'11" (5.36 x 3.94)

Double glazed window to rear aspect, double glazed French doors to garden, stairs rising to landing, power points, tv point, radiator.

First Floor Landing

Power point, doors leading off to:

Bedroom 1

Double glazed window to rear aspect, power points, radiator.

Bedroom 2

12'10" x 7'1" (3.91 x 2.16)

Double glazed window to front aspect, power points, radiator.

Shower Room

Corner aqua panelled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, chrome towel rail/radiator, tiled walls, access to the loft space, extractor fan.





Outside

To the front of the property there is a lawned garden with shingle inlay and ornamental pond. To the rear of the property there is a garden laid with artificial grass with decking and paved patio areas. Panelled fencing to boundaries, timber shed, timber gate with access to rear. One allocated parking space en bloc.

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, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout take the second exit, at the traffic lights turn right into Ormesby Road Road, turn right into Webster Way, turn left into Wright Close, where the property is then accessed on foot to the left hand side and the property can be found towards the end of the pathway on the right.

Ref: Y12026/03/24/CF

Floor Plan



Viewing

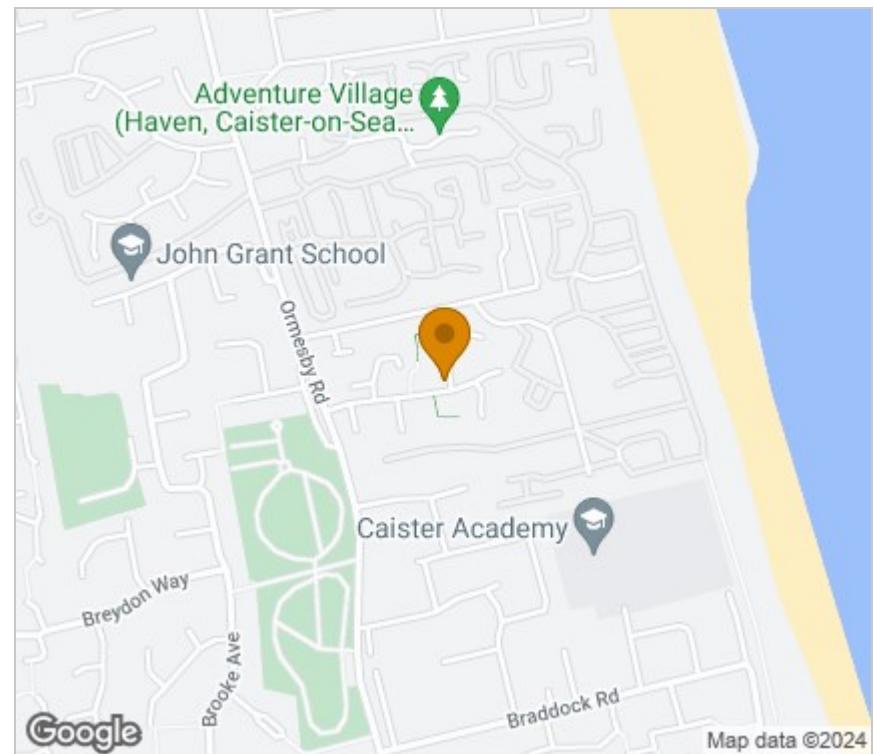
Please contact our Aldreds Great Yarmouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

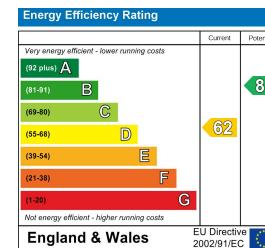
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA