

**Aldreds**  
Estate Agents

23 Norfords Court Tan Lane  
Caister-On-Sea, Great Yarmouth, NR30 5BL  
Offers In Excess Of £220,000





## 23 Norfords Court Tan

Caister-On-Sea, Great

NR33 7PP

Sitting a short distance from Caister beach with allocated parking and a garden, Aldreds are delighted to offer this spacious, modern and well presented three bedroom mid terrace. On the ground floor there is an entrance hall, lounge, kitchen and a cloakroom. The first floor offers two bedrooms and a bathroom with a master bedroom with ensuite cloakroom on the second floor. Gas central heating and double glazing. Offered with no chain

### Entrance Hall

Door to front, stairs to landing, radiator

### Lounge

13'9" x 13'1" (4.2 x 4)

Double glazed patio door to rear, radiator

### Kitchen

9'1" x 8'5" (2.77 x 2.57)

Base & wall units with worktops, double glazed window to front aspect, sink with drainer, wall mounted gas boiler, gas cooker point, plumbing for washing machine

### Cloakroom

Under stair cupboard, hand basin, low level WC

### First Floor Landing

### Bedroom 2

13'1" x 7'4" (4 x 2.26)

Built in wardrobes, double glazed window to rear aspect, radiator

### Bedroom 3

13'1" x 8'7" (4 x 2.62)

Double glazed window to front aspect, radiator

### Bathroom

P shaped bath with shower over, hand basin, low level WC, part tiled walls, radiator

### Second Floor Landing







### Master Bedroom

12'0" x 10'11" (3.66 x 3.33)

Loft access, built in wardrobes, opaque double glazed window to rear aspect, radiator, door to

### Ensuite Cloakroom

Hand basin, low level WC, door to eaves storage

### Outside

To the front there is an allocated parking space. To the rear there is an approx. south facing garden with timber shed and outside power point

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

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.

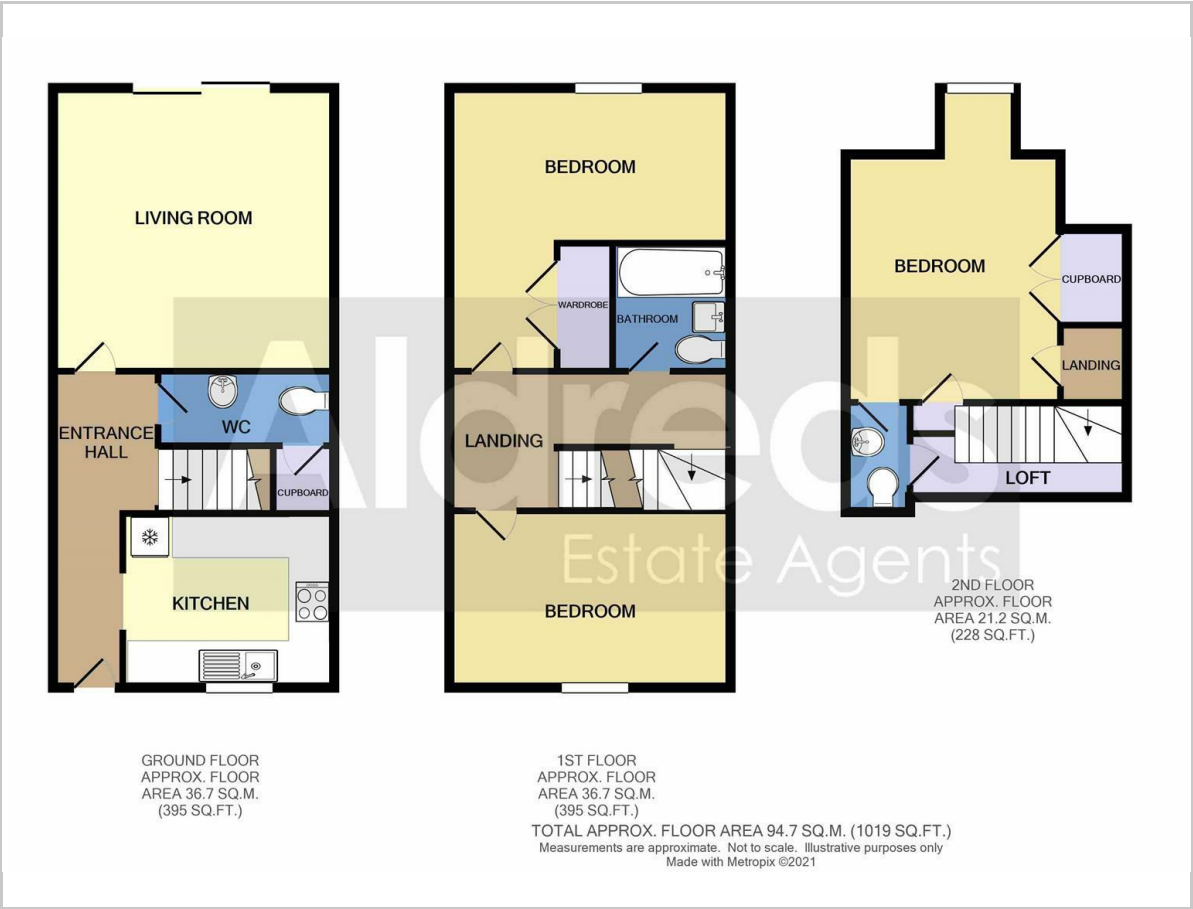
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, at the mini roundabout and turn right in to Tan Lane where Norfords Court can be found part way down on the right hand side.

Ref Y12596/01/26



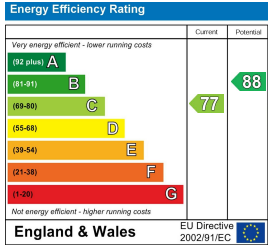
Floor Plan



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