



## 108 Caister Road, Great Yarmouth

£290,000 Freehold

Minors & Brady are pleased to present this beautiful three-bedroom semi-detached house perfect for families in the sought-after location of Great Yarmouth.

Conveniently located, this property offers easy access to both the town centre and Norfolk coastline, allowing residents to enjoy the best of both worlds. With its well-proportioned rooms, modern amenities, and versatile living spaces, this property provides the perfect opportunity for a growing family to create lasting memories in a comfortable and welcoming environment.



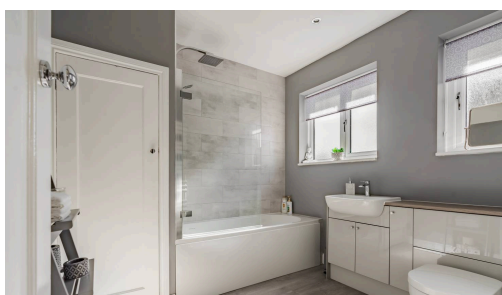
## Location

Located in the vibrant coastal town of Great Yarmouth, Caister Road offers the perfect blend of convenience and lifestyle. Positioned along a key route, this property provides easy access to both the bustling town centre and the picturesque Norfolk coastline. With a range of local amenities nearby, including shops, schools, and leisure facilities, everything you need is within reach. The famous Great Yarmouth seafront, with its golden beaches and family attractions, is just a short drive away, while excellent transport links make commuting and exploring the surrounding areas effortlessly. Whether you're looking for a comfortable home or a smart investment, this location ticks all the boxes.



## Caister Road

Upon entering the property through the uPVC double-glazed door, you are welcomed into the bright and inviting entrance hall. This space boasts laminate flooring, a radiator, an under stairs cupboard, and offers access to the first-floor landing. The ground floor comprises two well-sized reception rooms, including a lounge and a dining room.





The lounge features laminate flooring, a feature multi-fuel fireplace, and a bay fronted window providing natural light to the room. The dining room, with French doors leading to the rear garden, is perfect for family meals or entertaining guests.

The modern L-shaped kitchen is equipped with a range of wall and base units, ceramic floor tiles, and essential appliances. A convenient ground floor WC completes the lower level of the property.

Ascend the stairs to the first-floor landing where three bedrooms offer versatility to suit your needs. The master bedroom boasts carpet flooring, an original fireplace, and a bay fronted double-glazed window. The second bedroom includes a storage cupboard and a rear aspect window, while the third bedroom features a front aspect window.

Completing the interior accommodation is the modern family bathroom, which includes a panelled bath with a shower attachment, a low flush WC, and a hand wash basin. The bathroom benefits from convenient storage, tiled walls, and two double-glazed windows.

Externally, the property features an extensive driveway providing off-road parking for up to seven cars and access to the garage. The rear garden is well-maintained, presenting a low maintenance space with a lawn area, mature plant borders, a garden shed, and an outside tap.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

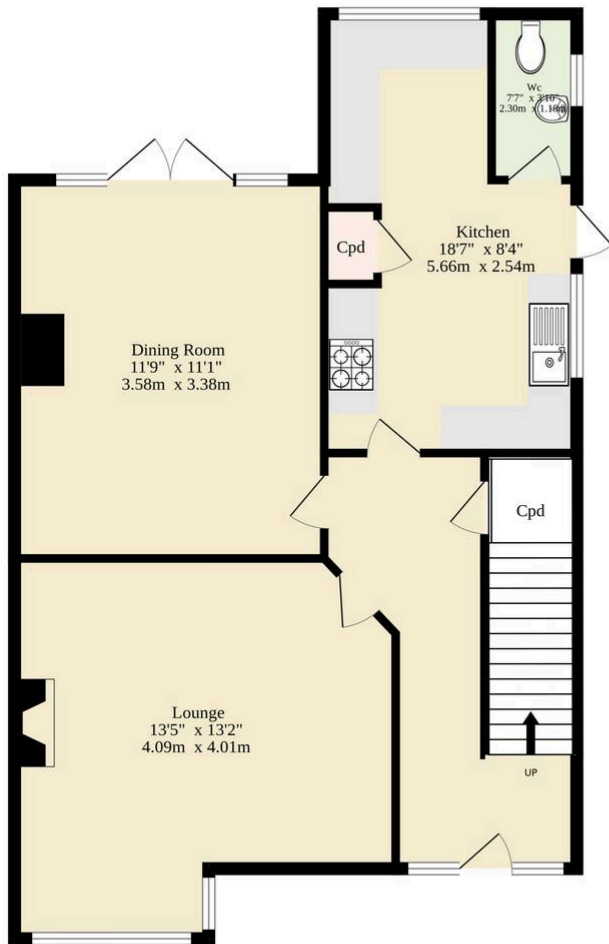
Tenure: Freehold

EPC Energy Efficiency Rating: D

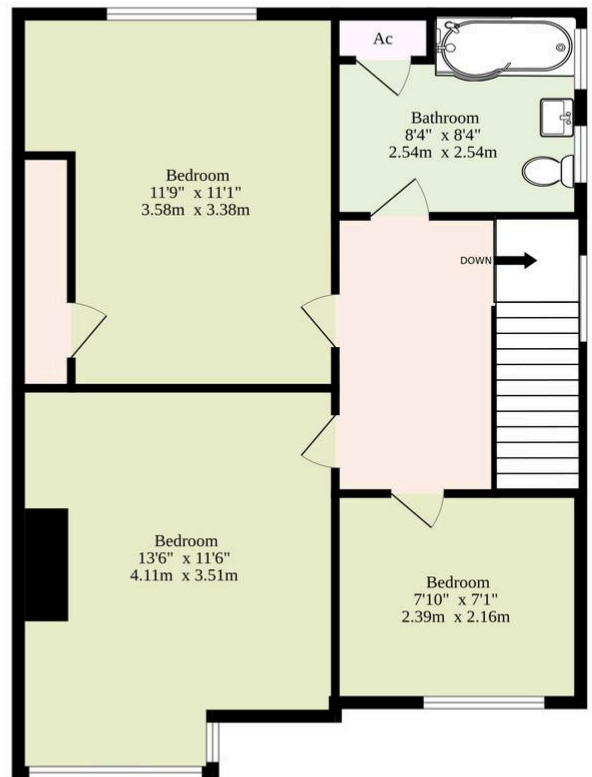
EPC Environmental Impact Rating: E



Ground Floor  
556 sq.ft. (51.7 sq.m.) approx.



1st Floor  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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