



## 2 St. Julian Road, Caister-on-Sea

£180,000 Freehold

Minors and Brady are pleased to present to market the perfect first home offering a three-bedroom mid-terraced home in the ever-sought-after village of Caister. Boasting a bright dining room, a roomy lounge perfect for relaxing, a light kitchen with useful lean to holding plumbing for white goods, a ground floor family three-piece suite, three bedrooms, parking available outside the front and an enclosed and well-landscaped rear garden.

## Location

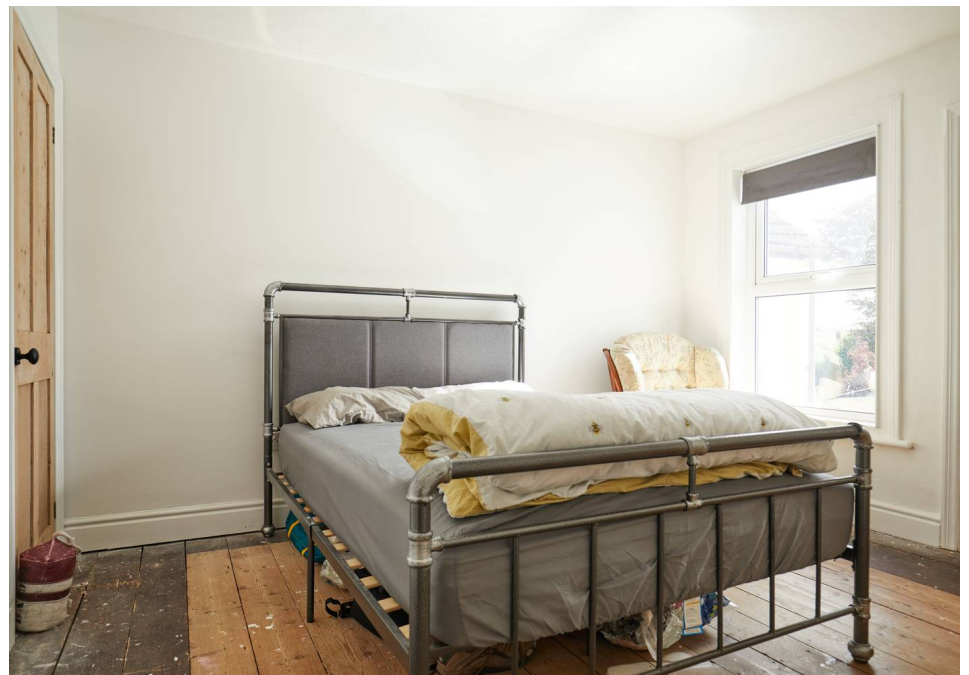
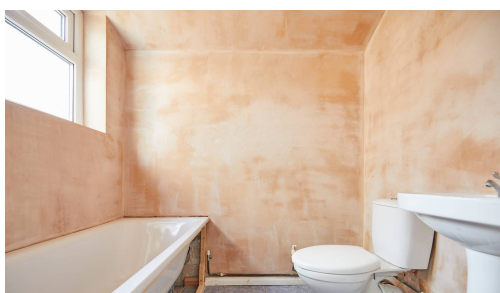
This highly sought-after village is located on the east coast of Norfolk with its very own beautiful sandy beach. Amenities include local infant primary and secondary schools, restaurants/pubs, golf courses, supermarkets, churches, cafés, village stores, post office and dentist & doctors' surgery. A wider selection of facilities is available in the market town of Great Yarmouth (approx. 10 min drive), which also has a mainline railway station providing a useful commuter link to Norwich (approx. 35 min drive).



## Agents Note

We understand that the property is being sold as a freehold with connections to all main services such as electricity, water, drainage and gas.

Council tax band A.



## St. Julian Road, Caister-on-Sea

Step inside this welcoming property through the front door and into a bright living room, ideal for entertaining. The room features a charming electric fireplace, adding a cosy touch to the space. With ample room for furniture and large windows that flood the room with natural light, this living area is both inviting and functional. It flows effortlessly into the inner hall, which leads to the dining room and the staircase to the first floor. The spacious dining room offers a perfect space for family gatherings. It continues the theme of stylish wood effect flooring and boasts a generous layout with plenty of room for furniture. Large windows provide a lovely view of the rear garden.

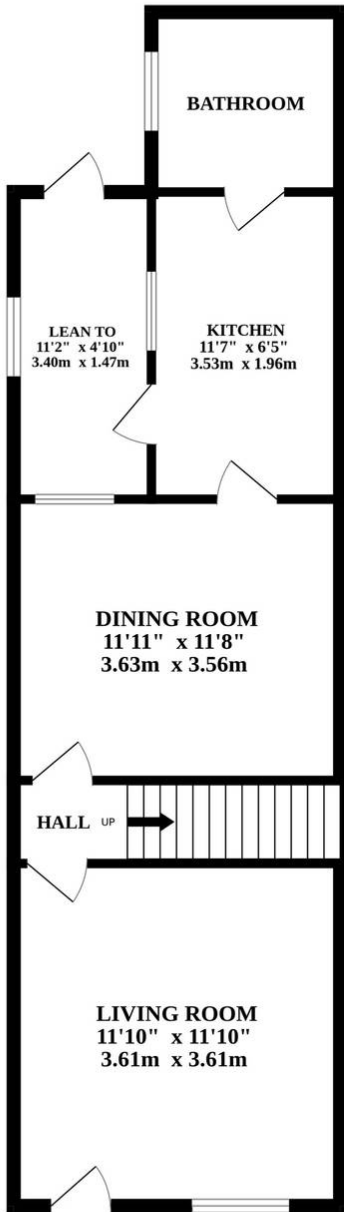
The well-appointed kitchen features a stylish design with tiled flooring and a range of cabinets that provide ample storage space, making it perfect for meal preparation. It includes space for an oven and fridge-freezer, ensuring all your culinary needs are met. Adjoining the kitchen, the useful lean-to offers additional storage with built-in units and space for a washing machine and tumble dryer. The ground floor bathroom is a well-designed family space featuring a three-piece suite, including a bath with a shower over and a low-level WC, all complemented by tiled flooring for a contemporary finish.

Upstairs, you'll find two spacious double bedrooms, both with carpeted flooring and good-sized windows letting in natural light. The master bedroom has a dressing room that can also serve as a third bedroom. This bright and airy space enhances the overall charm of the property and offers flexibility to suit your needs.

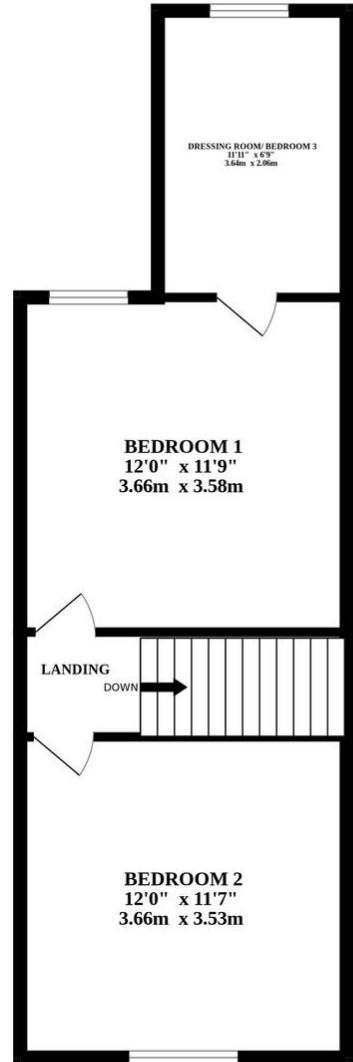
To the rear of the home, the enclosed garden is predominantly laid to lawn and features shingled borders and a stoned pathway. There is also a well-kept shingled space ideal for outdoor furniture. On-road parking is conveniently available, enhancing the practicality of this delightful property.



GROUND FLOOR



1ST FLOOR



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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