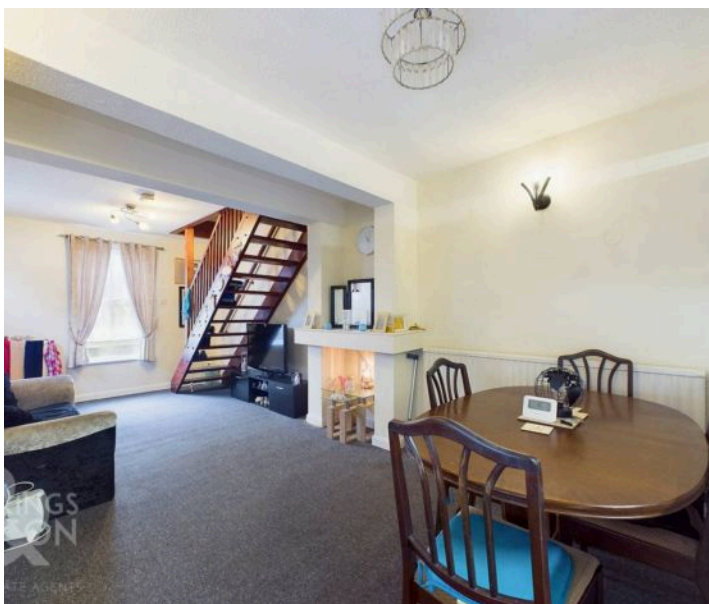
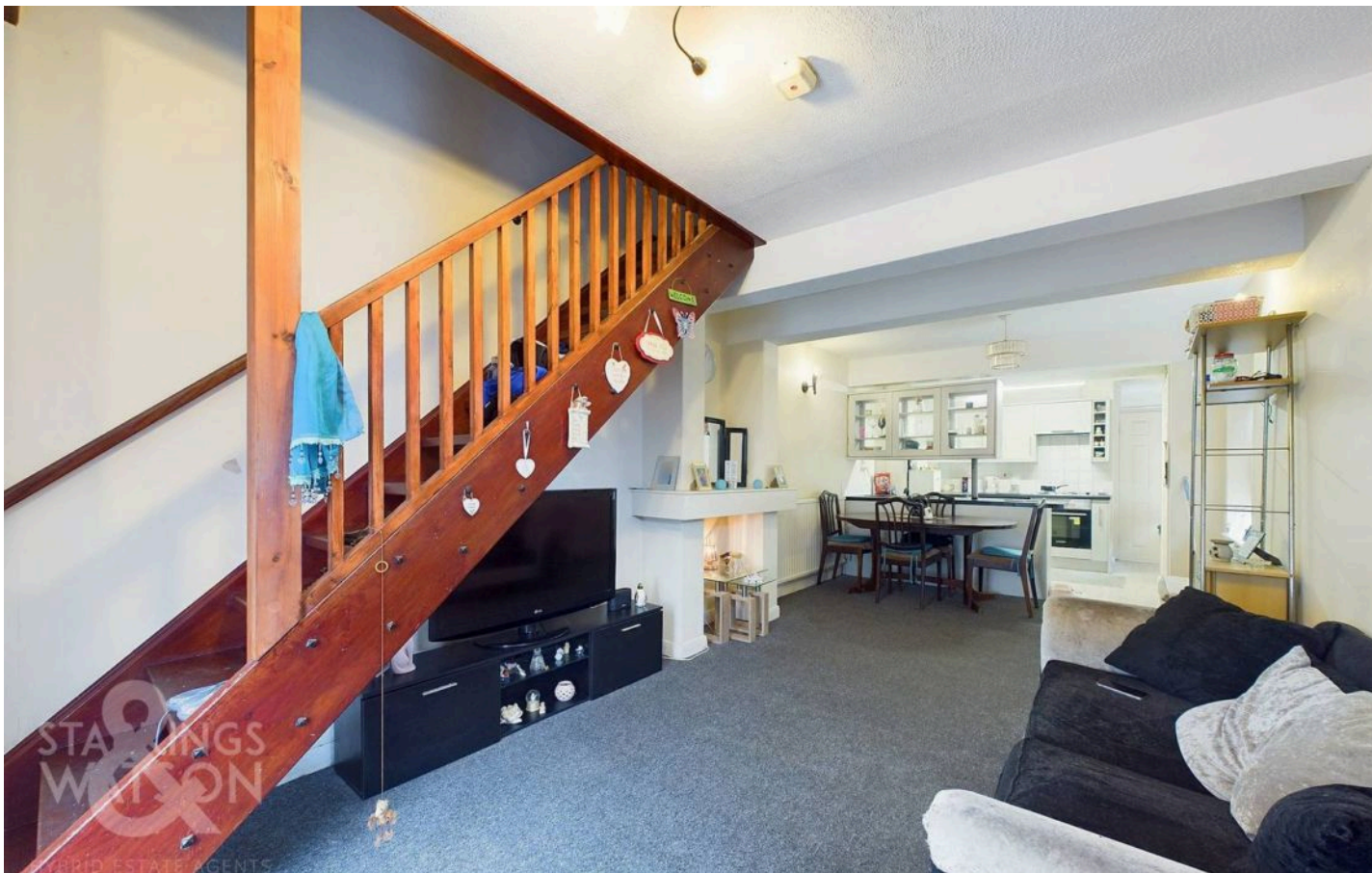




Nelson Road North, Great Yarmouth - NR30 2AT



Nelson Road North

Great Yarmouth

INVESTMENT PURCHASE ONLY. This END-OF-TERRACE house is located on the edge of Great Yarmouth town centre within walking distance to the 'Golden Mile', Great Yarmouth's famous coastline, a bustling summer holiday destination. The property is occupied by a LONG TERM TENANT and benefits from all GAS CENTRAL HEATING and uPVC double glazed windows. The ground floor is predominantly OPEN PLAN measuring some 29' in length leaving room for a SITTING ROOM, DINING ROOM and KITCHEN where INTEGRATED APPLIANCES can be found. The very rear of the home takes you to the three piece BATHROOM separated by a lobby leading to the rear COURTYARD garden. The first floor offers TWO DOUBLE BEDROOMS, both well proportioned with uPVC double glazed windows.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace House
- Perfect Investment Opportunity
- Long Term Tenant In Situ
- 29' Open Plan Living Space
- Kitchen With Integrated Cooking Appliances
- Ground Floor Bathroom
- Two Double Bedrooms
- Short Walk To Town Centre & Beach

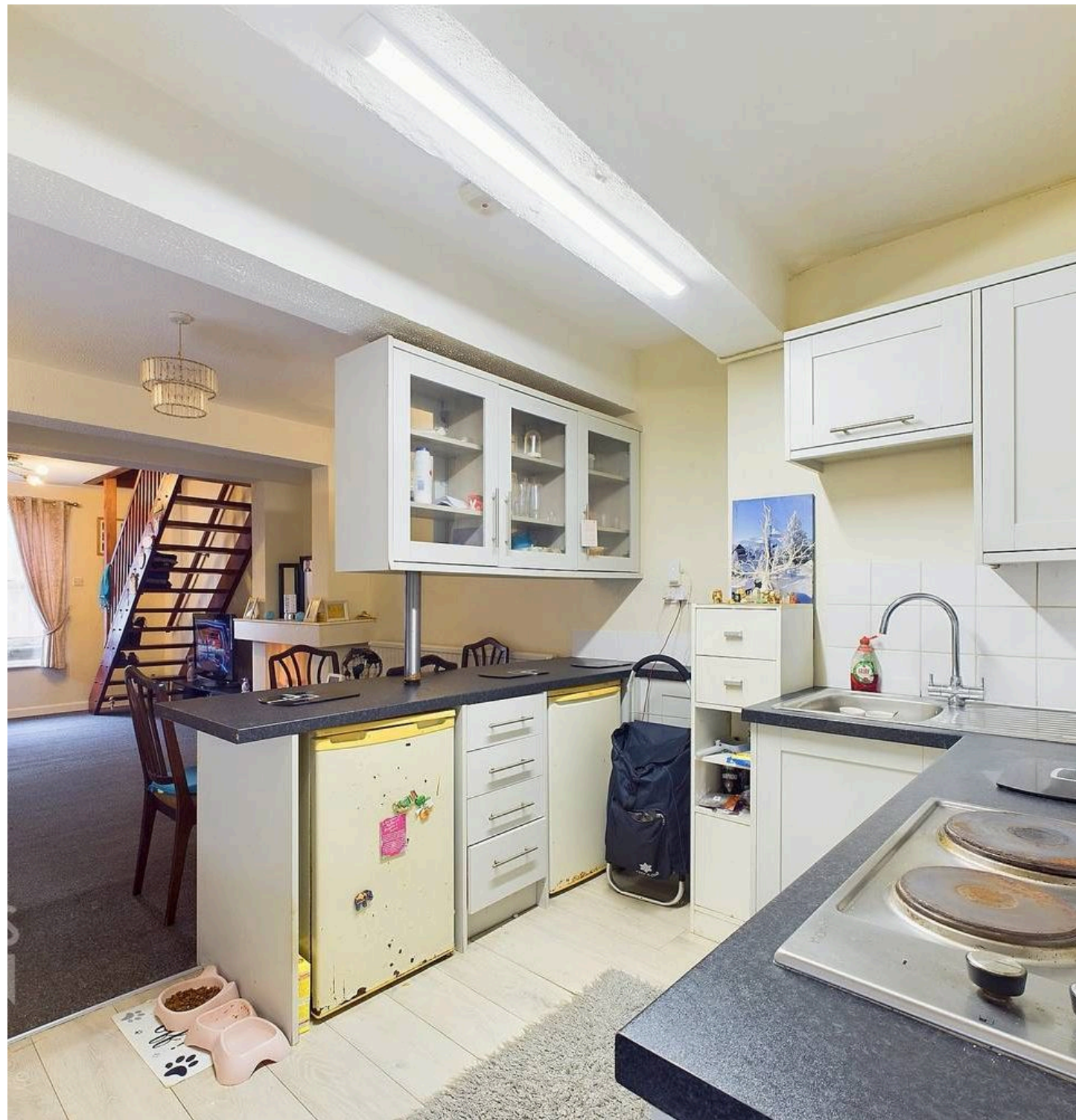
The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

SETTING THE SCENE

The main entrance to the property can be found to the side of the home just off from the pavement whilst the very rear of the property has a timber swinging gate allowing access directly into the rear courtyard and lobby beyond.

THE GRAND TOUR

Stepping inside you will first be met with an attractive open plan 29' sitting room/dining room complete with all carpeted flooring from floor to back and wall mounted radiators.



The open living space allows room for a sitting room suite initially underneath the stairs with ample space for an additional dining room suite towards the end of the room. Nestled just behind the dining room is the kitchen complete with a mixture of wall and base mounted storage units recently updated by the current owners which give way to an integrated oven and hob whilst leaving space and plumbing for a washing machine plus additional white goods. To the very rear of the property you can find the three piece family bathroom suite part tiled with a fully tiled flooring where the bath has a shower mounted above and a low level radiator. The first floor landing allows access to both of the double bedrooms within the property. Initially to your right, the first of the double rooms is only slightly smaller than the second with a front facing aspect and all carpeted flooring whilst the larger room sits towards the rear of the home again with all carpeted flooring allowing enough room for a large double bed and additional storage solutions.

FIND US

Postcode : NR30 2AT

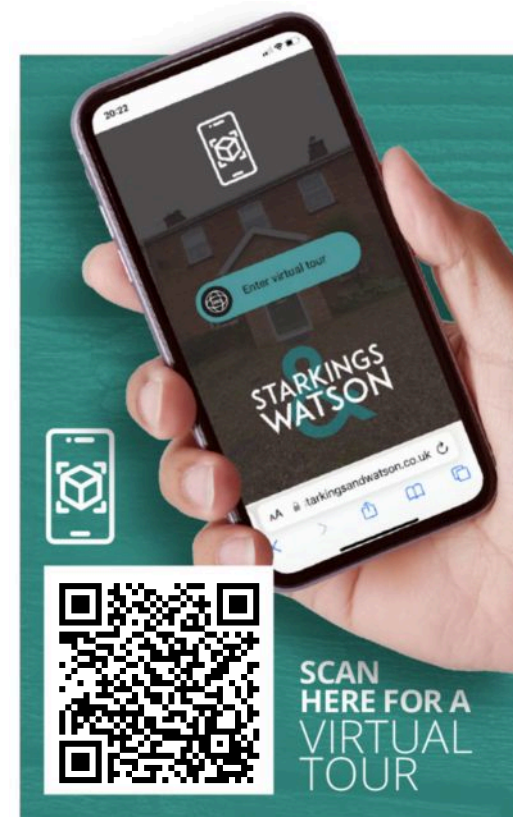
What3Words : ///purely.honey.joins

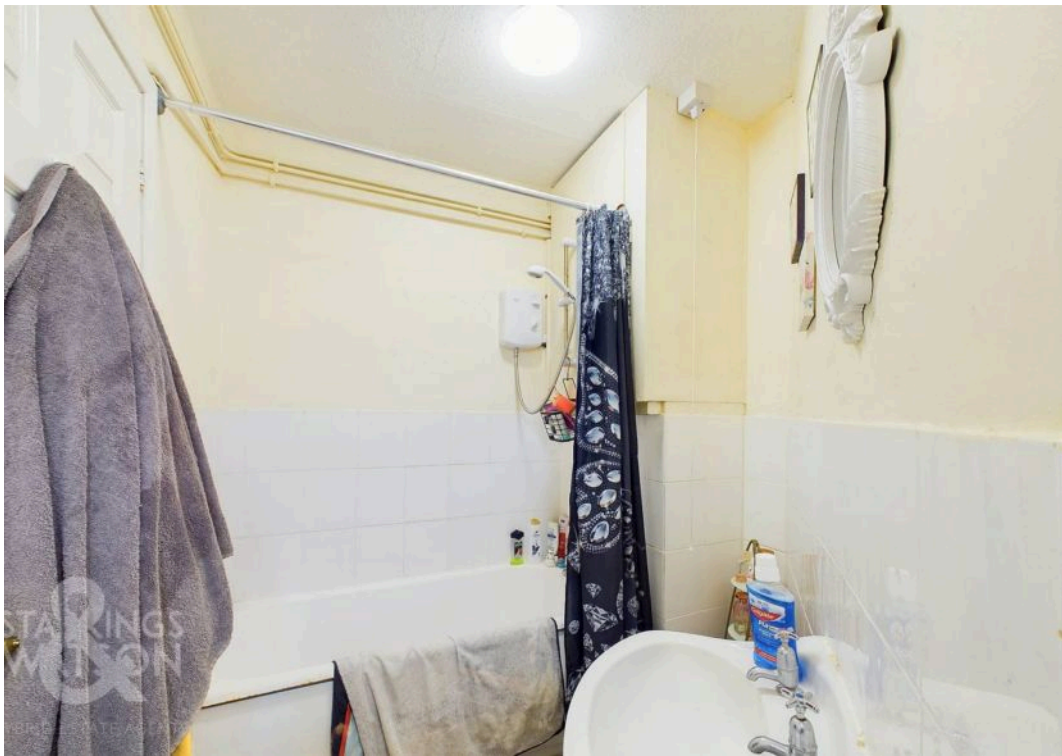
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is currently only available to purchase for an investor looking to keep the tenant in the property. Further information on rent and tenancy is available on request.







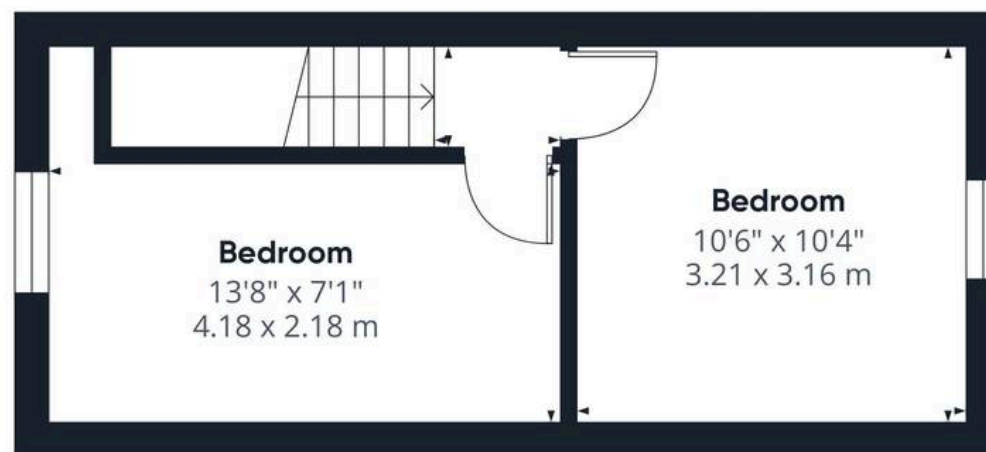
THE GREAT OUTDOORS

Exiting via the door towards the rear of the property you will find yourself in a small fully enclosed concrete courtyard with timber swinging gate allowing access back onto the street.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

582.33 ft²

54.1 m²

Reduced headroom

14.52 ft²

1.35 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.