



## 24 Paget Road, Great Yarmouth

£220,000 Freehold

GUIDE PRICE: £220,000-£230,000. Minors & Brady are thrilled to present this exceptional three-bedroom detached house, representing the epitome of contemporary living combined with timeless design.

Council Tax band: TBD

Tenure: Freehold

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### LOCATION

This house is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.

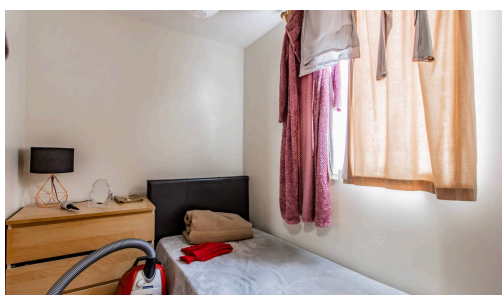


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## PAGET ROAD

Gross Yield of 14.4% (£33,019.92) per annum - incredible investment opportunity not to be missed! Incredible investment opportunity property, located in the popular seaside town of Great Yarmouth, a busy town hosting a wealth of amenities all within walking distance, is this four-story, terraced house. Offering a courtyard garden to the rear and on-road parking at the front of the property.

With a neutral interior throughout, this home allows new owners to put their own touch on the property, boasting two contained flats on the first and second floor with their own kitchens, reception rooms, bedrooms and bathrooms and a shared kitchen and bathroom on the below ground floor along with four bedrooms. To the rear, you'll find steps leading down to an enclosed patio area and a wooden gate taking you off of the property.

## AGENTS NOTES

Minors and Brady understand that the property will be sold freehold and is connected to the mains electricity, gas, water and drainage along with double glazing throughout. Council Tax Band B



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