



7 Grove Road, Repps With Bastwick

£260,000 Freehold

GUIDE PRICE: £260,000-£270,000. Opportunity to acquire a complete renovation project on a generous plot, offering endless potential. This three-bedroom property features a versatile ground floor layout with three adaptable rooms and a WC, all filled with natural light. While the home requires modernisation and the addition of a bathroom, it provides the perfect blank canvas for reconfiguration and customisation. Outside, the property boasts a substantial frontage with ample parking, a garage, and a spacious rear garden, offering further potential for extension (STPP). Ideal for investors or buyers seeking a prime location and a rewarding project, this home is ready to be transformed.

Council Tax band: C

Tenure: Freehold

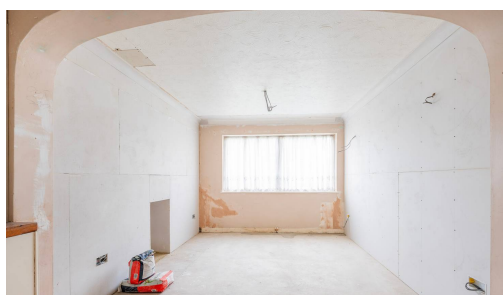
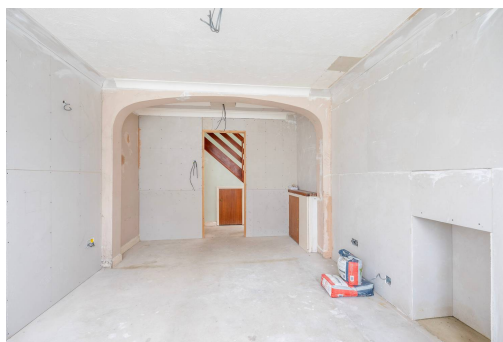
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The Location

In Repps With Bastwick, residents can find local schools offering primary education, such as Repps with Bastwick Primary School. For shopping needs, there are convenience stores in nearby villages, while Great Yarmouth is just a short drive away (6 miles), providing a wider selection of shops, supermarkets, and services. The village atmosphere is complemented by community events, making it an ideal



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Grove Road

This three-bedroom home, set on an excellent sized plot, offers a unique opportunity for those with a vision to create their dream property. A blank canvas brimming with potential, the ground floor features three versatile rooms alongside a convenient WC.

Flooded with natural light, these spaces can be reconfigured to suit your preferences, whether you're looking to create open-plan living areas or maintain separate zones for dining, relaxation, or work. The current layout requires some modernisation, with no existing bathroom in its configuration, but offers endless possibilities for customisation.

Outside, the property continues to impress with its substantial frontage, ample parking and a garage. The rear garden is equally generous, offering space for entertaining, gardening, or future expansion, subject to planning permission (STPP).

This is an ideal purchase for investors or buyers seeking a prime location and the chance to craft a home perfectly tailored to their needs. Whether you're looking to extend, redesign, or simply add value, this property provides the foundations to bring your vision to life.

Agents Note

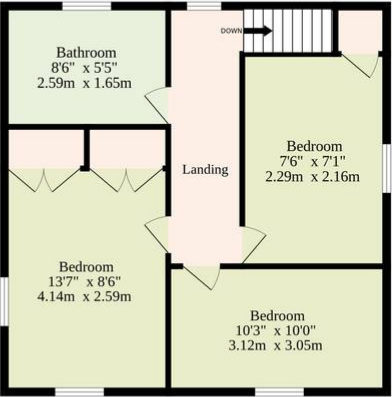
Sold Freehold.



Ground Floor
778 sq.ft. (72.3 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



Sqft Includes Outbuildings

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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