

110 Wolseley Road, Great Yarmouth - NR31 0EJ

£170,000 Freehold

Introducing this well-presented mid-terraced property offering an excellent opportunity to own a charming 3-bedroom house. Whether you are a first-time buyer looking for a family home or an investor seeking a profitable venture, this residence offers comfort, practicality, and potential for growth. With a modern, well-equipped kitchen, two reception rooms, and a blend of comfortable living and entertaining spaces, this terraced house is ready to welcome its new owners to create lasting memories.

Location

Located in the heart of Great Yarmouth, Wolseley Road offers a prime residential setting with excellent connectivity and local amenities. Positioned just a short distance from the vibrant town centre, this sought-after location provides easy access to a range of shops, restaurants, and leisure facilities. The property benefits from proximity to well-regarded schools, making it an ideal choice for families. For those who enjoy the coast, Great Yarmouth's stunning beaches and picturesque waterfront are just a short drive away. Excellent transport links, including the nearby A47, ensure seamless travel to Norwich and surrounding areas, while public transport options make commuting convenient. Whether you're looking for a peaceful retreat or a home close to all the action, this location offers the perfect balance of convenience and lifestyle.

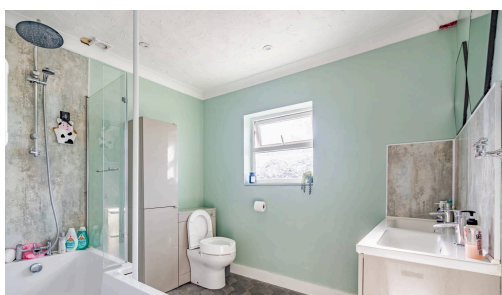
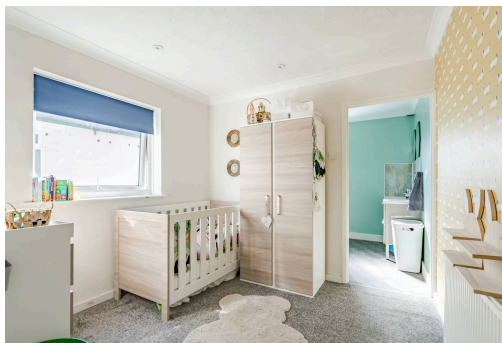


Agents Notes

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

Heating system- Gas Central Heating

Council tax band - A



Wolseley Road

Upon arrival, you are greeted by an aesthetically pleasing front exterior featuring a low-level brick-built wall and gated access for added privacy.

As you enter the property, the ground floor comprises a welcoming lounge, flooded with natural light from the double-glazed window, with wood laminate flooring, inset ceiling spotlights, and two alcoves adding character to the space.

The dining room, with ample space for gatherings, leads to a modern and well-appointed kitchen, equipped with all essentials and offering access to a separate utility room and a convenient downstairs cloakroom.

Ascending to the first floor, the landing provides access to three generously sized bedrooms, each offering comfort and functionality.

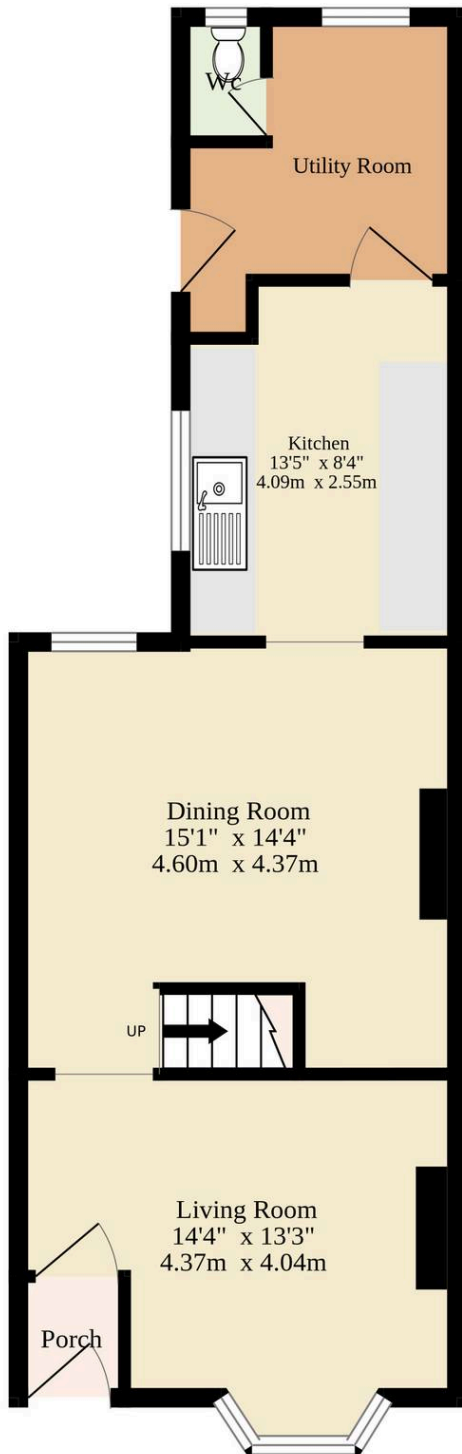
The family bathroom features a P-shaped bath with an overhead thermostatic rainfall shower attachment, double wash hand basins with vanity units, and a WC, all designed for convenience and relaxation.

The property benefits from full damp-proofing carried out five years ago on the ground floor, ensuring a comfortable living environment.

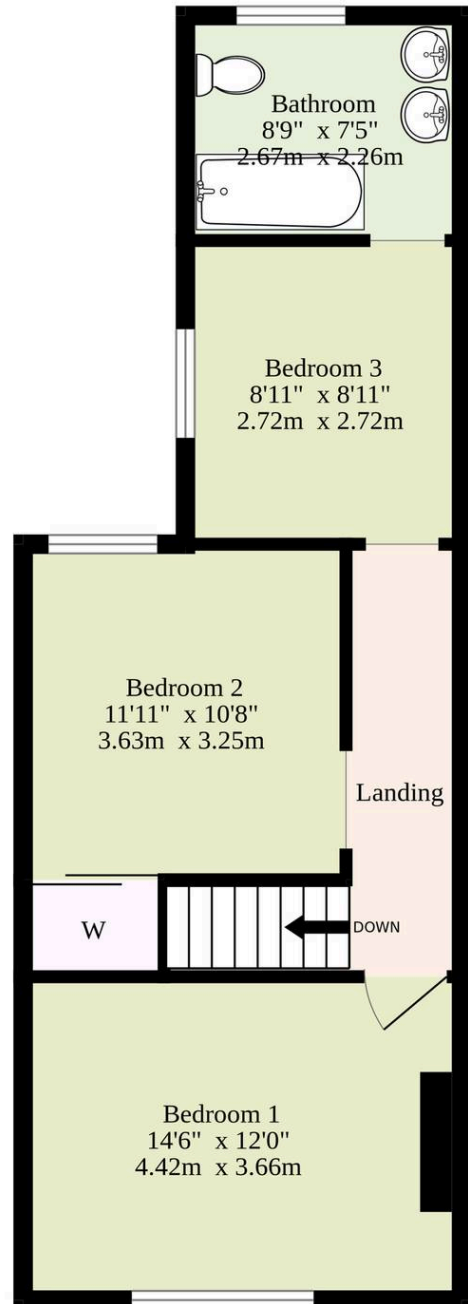
Outside, the well-sized rear garden, enclosed by sturdy timber and brick post fencing, offers a peaceful space with a decking area ideal for outdoor seating and entertaining. A brick-built bar adds a fun and social element to the garden, creating the perfect spot for gatherings with family and friends.



Ground Floor
616 sq.ft. (57.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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