

9 School Road, Great Yarmouth

£100,000 Freehold

Guide price: £100,000 - £110,000. Coming to market with no onward chain, this charming 2-bedroom end-of-terrace home is a fantastic opportunity for first-time buyers or investors looking to add value. Positioned in a well-regarded residential area, the property provides the ideal foundation for personalisation and modernisation. With a welcoming living space, two generously sized bedrooms (including an en-suite), and a private rear courtyard, it offers both comfort and potential in equal measure. Whether you're stepping onto the property ladder or searching for a solid buy-to-let, this home has all the essentials to make it your own.

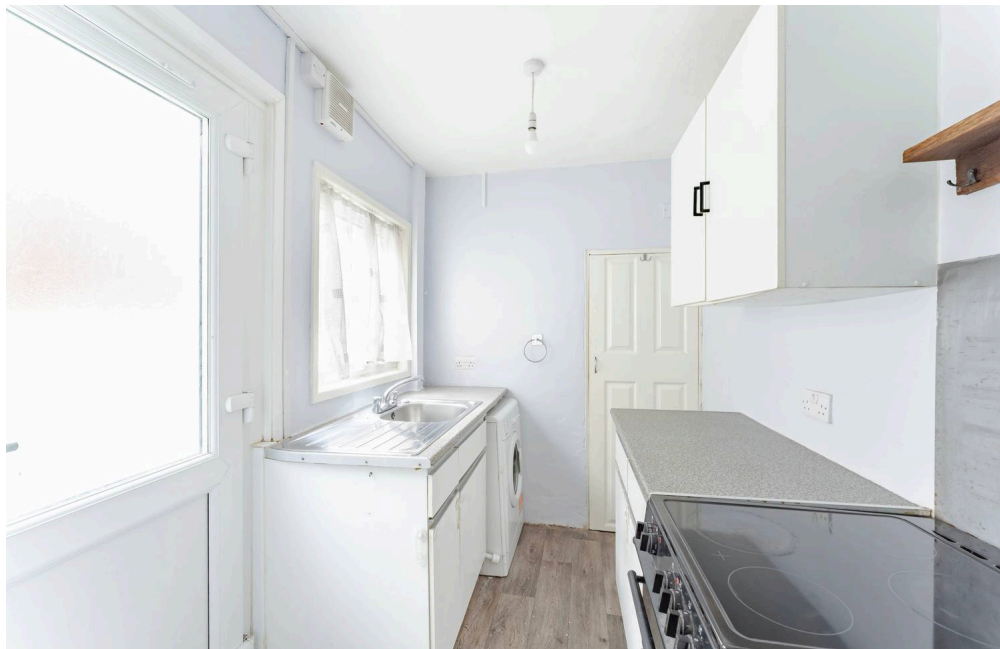
Council Tax band: A

Tenure: Freehold

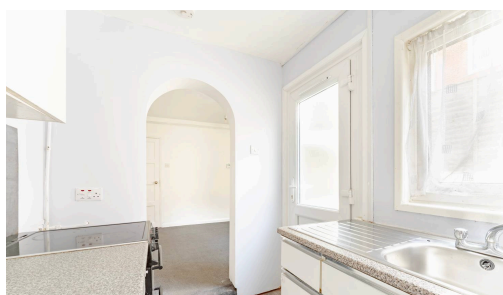
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Location

School Road sits in a central and convenient part of Great Yarmouth, just moments from the seafront, the historic market place, and the town's bustling centre. This well-connected location offers easy access to local shops, cafes, and public transport links, making day-to-day life highly practical. Nearby, the famous Golden Mile provides classic seaside attractions, including amusements, arcades, and the sandy beach itself — perfect for weekend strolls or family outings. Also within easy reach



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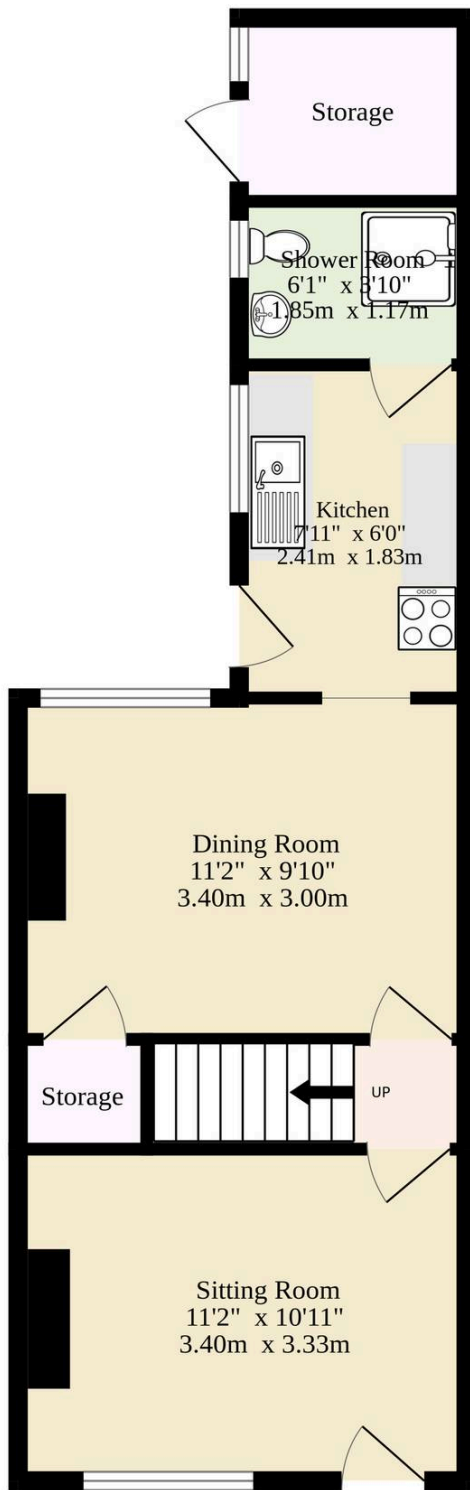
This home presents a fantastic blank canvas for those looking to stamp their mark on a property. Boasting potential for modernisation, this presents an exciting chance to create a personalised living space tailored to individual tastes.

Upon entering the property, one is greeted by the welcoming living room, featuring a double glazed door and window to the front, along with carpetted flooring and a door leading to the dining room. The dining room provides ample space for entertaining, with a convenient under stairs storage cupboard for added practicality. Continuing through, the kitchen offers a range of wall and base units, alongside a sink and drainer, providing a functional space for culinary activities. From the kitchen you have access to the convenient ground floor shower room as well as the courtyard.

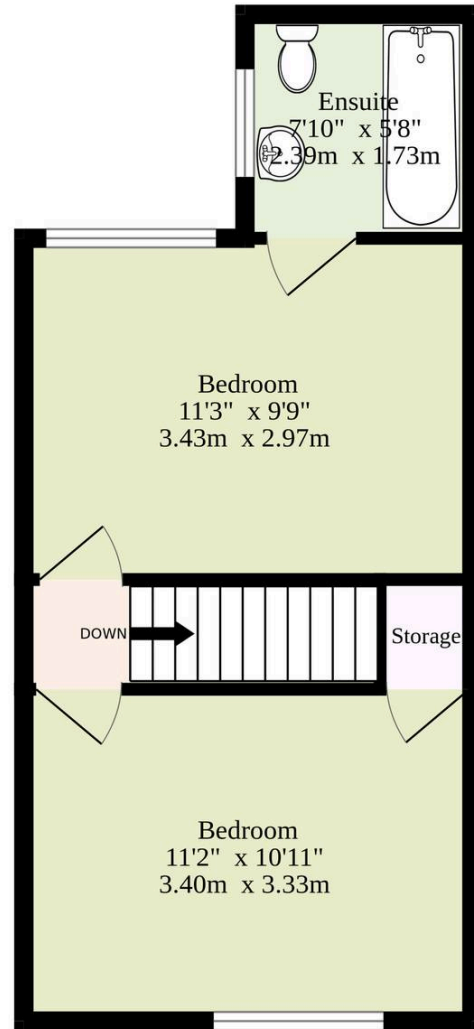
Ascending to the first floor, the landing leads to the two well-appointed bedrooms. The master bedroom offers a peaceful escape with a built-in cupboard for storage convenience. Additionally, the second bedroom features an en-suite, complete with a panelled bath, shower, and wash basin, providing a private space for relaxation.



Ground Floor
312 sq.ft. (29.0 sq.m.) approx.



1st Floor
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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