



6 Old Wellington Place, Great Yarmouth

£110,000 Freehold

GUIDE PRICE: £110,000-£120,000. Situated in the vibrant seaside town of Great Yarmouth, this two-bedroom mid-terrace home presents an exciting opportunity for first-time buyers. Just a short distance from the stunning Norfolk Broads and an array of local amenities, the property is perfectly placed for both convenience and coastal living. Inside, you'll find a bright and airy lounge/diner, a functional kitchen, two well-proportioned bedrooms, a versatile study, and a family bathroom. Outside, low-maintenance front and rear yards offer practical outdoor space with rear access. While the house would benefit from modernisation, it provides a fantastic blank canvas to create a stylish and comfortable home. Its prime location and excellent transport links make this a standout choice in a popular residential area.

Council Tax band: A

Tenure: Freehold

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The Location

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The town provides a wide range of local amenities including good schools, supermarkets, shopping centres, pubs, restaurants, cafes, cinemas, swimming pools, and nearby theme parks. Whether you're looking for everyday essentials or leisure activities, everything is close at hand.

Great Yarmouth benefits from excellent transport links, with both train and bus stations offering easy access to the historic Cathedral City of Norwich in around 30 minutes. Recent road improvements have also made travel to London, the Midlands, and the North quicker and more convenient.

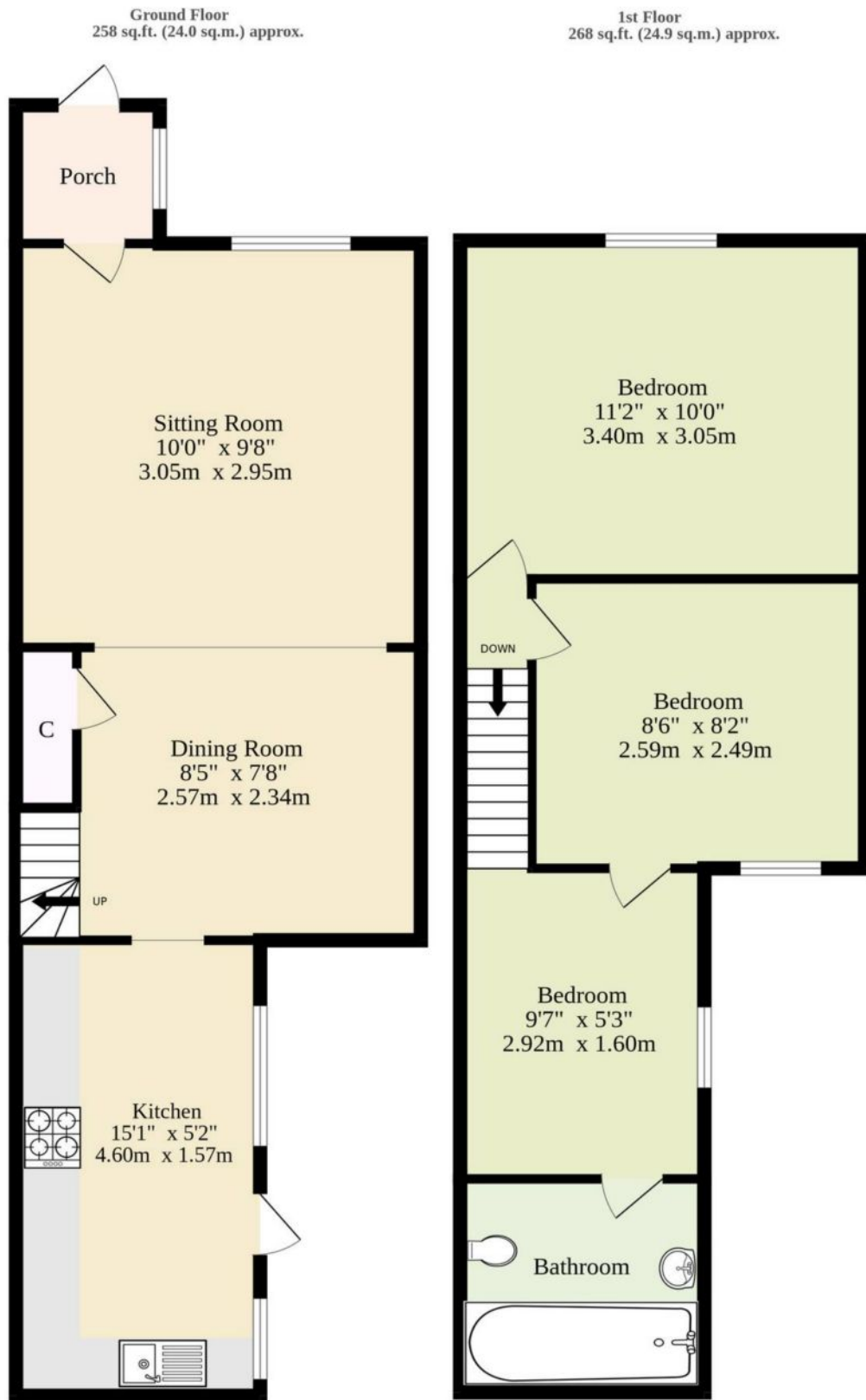
The property is within distance of Beaconsfield Park, a pleasant green space perfect for walks, outdoor activities, or simply relaxing on a sunny day. With its great location and amenities nearby, this is an ideal spot for families, professionals, or anyone seeking a well-connected coastal home.

Old Wellington Place, Great Yarmouth

This two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers or investors seeking a property to put their own stamp on. Situated in a convenient location close to local shops, schools, and transport links, it provides easy access to everyday amenities.

The property features a small entrance porch leading into a spacious lounge and dining area, with windows to both the front and rear allowing for good natural light. The kitchen is of a practical size and includes fitted units, a sink, and space for essential





TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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