

## 1 Waveney Road, Great Yarmouth

£110,000 Freehold

Guide Price: £110,000-£120,000. Suited to first time buyers or investors, this end-terrace residence sits within a prime location of Great Yarmouth., ensuring you are within close proximity to a wide range of local amenities. Highlighting a spacious sitting/dining room for relaxation and entertaining, a fitted kitchen to be able to cook your favourite meals, three bedrooms and a family bathroom, alongside an enclosed courtyard and on-road parking. Don't miss the chance to acquire this residence and make it your home.

Council Tax band: A

Tenure: Freehold



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### Location

This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars, cinemas, swimming pools and theme parks. The town has its 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



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### Waveney Road

Upon entering the property, you are greeted by a welcoming open-plan living and dining area - an inviting space perfect for relaxation and entertaining guests. The kitchen, thoughtfully fitted with wall and base units, under-counter areas for appliances, and ample storage space, to be able to cook your favourite meals.

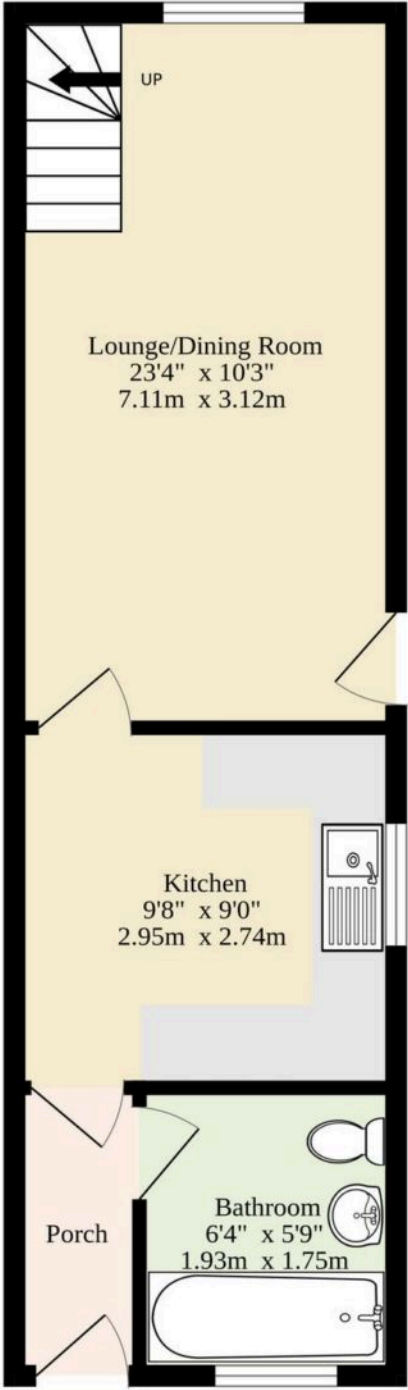
Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. They have the versatility to be a home office, playroom or a dressing room, depending on your own requirements. Positioned on the ground floor is a family bathroom, comprising of a three piece suite.

For those who appreciate outdoor spaces, an enclosed courtyard provides a private space to enjoy the fresh air and relax in the afternoon sunshine. With plenty of space for a timber storage shed On-road parking is also available, ensuring convenience for residents and visitors.

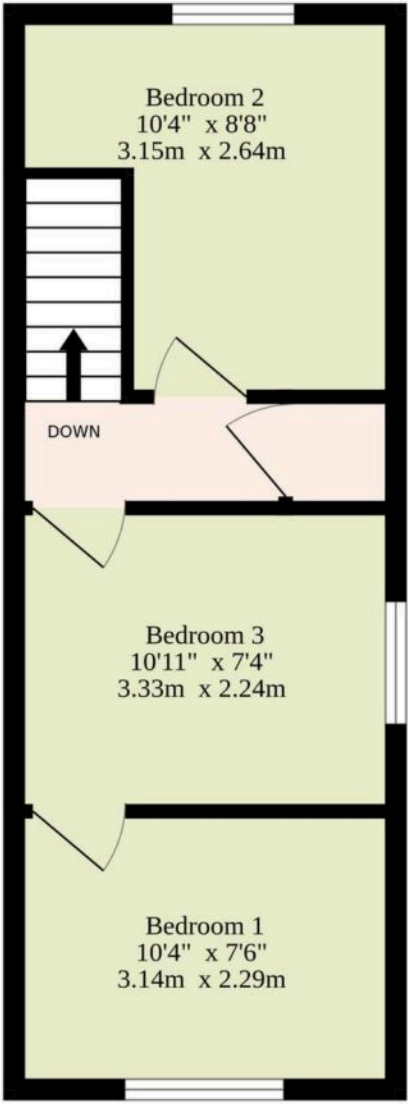
### Agents notes



Ground Floor  
385 sq.ft. (35.8 sq.m.) approx.



1st Floor  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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