



Chequers Guest House 27 Nelson Road South, Gt Yarmouth NR30 3JA

£285,000



9



8



null



D



£285,000

Chequers Guest House

- Successful Seven Letting Room Guest House
- Well Presented Accommodation
- Guests Dining Room & Lounge
- Two Bedroom Private Living Space
- All Rooms With En-Suite Facility
- Yards From The Sea Front
- Gas Central Heating
- Mainly Double Glazed Windows
- Ideal Investment Property
- Viewing Recommended

Situated a couple of hundred yards from the sea front, Aldreds are pleased to offer this superb investment opportunity comprising of an end terraced property which has been run as a very successful guest house with a mix of seven main letting rooms all with en-suites. The property has been finished to a good standard and offers additional accommodation comprising of lounge and dining room for guests, prep kitchen and utility room, private basement sitting room, two bedrooms and a shower room. Outside is a small terraced seating area and off road parking. The property also benefits from gas central heating and mainly double glazed windows. An early viewing is recommended



Entrance Porch

Part glazed wood panelled entrance door, internal door to:

Entrance Hall

Stairs to first floor with under stairs cupboard, radiator, doors leading off to:

Guests Dining Room 14'4" x 14'2" (4.37 x 4.33)

Plus bay windows, double aspect room, radiator, table and chairs seating for guests, open access to:

Secondary Guests Dining Room 14'0" x 12'8" (4.29 x 3.88)

Plus bay window, radiator, table and chairs seating for guests, open access to:

Lounge/Bar 15'10" x 12'6" (4.84 x 3.82)

Window to side, wall lights, radiator, fitted bar, door to:

Prep Kitchen 16'6" x 10'0" (5.03 x 3.07)

Fitted cream gloss kitchen with wall and matching base units with wood effect work surfaces over, single drainer one and a half bowl sink unit, part tiled walls, hand wash basin, gas cooker, tiled flooring, double aspect double glazed windows to front and rear, concealed cupboard housing the gas boiler, wood panelled door to rear, door to:





Utility 8'5" x 5'11" (2.59 x 1.81)

Fitted work surface with space and plumbing below for a washing machine and tumble dryer, storage space, double glazed window to rear aspect, door to:

Inner Lobby

Access to the entrance hall and stairs down to:

Basement Living Accommodation

Hallway

Radiator, two storage cupboards doors leading off to:

Living Room 13'8" x 13'8" (4.18 x 4.17)

Glazed double doors and double glazed bay window to side aspect, radiator, tv point.

Bedroom 1 14'0" x 12'2" (4.28 x 3.71)

Full height tilt and turn double glazed door. radiator, tv point.

Bedroom 2 13'8" x 8'0" (4.18 x 2.45)

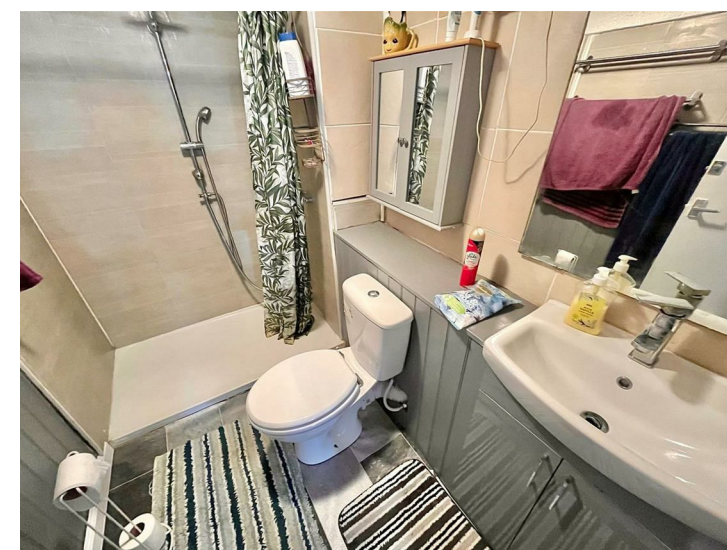
Plus glazed bay window, radiator, tv point.

Shower Room 7'10" x 5'3" (2.41 x 1.61)

Aqua panelled and tiled walls, shower cubicle with mains fed shower, low level Saniflow wc, vanity unit with inset wash basin, extractor fan.

Office/Store 7'4" x 3'6" (2.24 x 1.07)

Storage space or ideal for an office.



First Floor Split Level Landing

Stairs to second floor, built in storage cupboard, radiator, doors leading off to:

Family Letting Rooms 1 & 2

Bedroom 1 9'10",232'11" x 10'0" (3.71 x 3.07)

Double glazed window, radiator, double bed, wall mount tv point, door to:

En-Suite Shower Room 8'6" x 3'3" (2.60 x 1.00)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window.

Bedroom 2 8'5" x 8'5" (2.59 x 2.58)

Double glazed window to rear aspect, radiator, wall mount tv point, bunk beds.

Bedroom 3 12'8" x 9'6" (3.88 x 2.90)

Glazed doors on to the south facing balcony, wall mount tv point, double bed, radiator, door to:

En-Suite Shower Room 9'2" x 3'1" (2.80 x 0.95)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window.

Bedroom 4 12'1" x 11'4" (3.69 x 3.47)

Double glazed bay window and glazed double doors on to the south facing balcony, radiator, double bed, tv point, door to:

En-Suite Shower Room 9'1" x 3'1" (2.79 x 0.94)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window. electric fan heater.

Bedroom 5 9'7" x 7'7" (2.93 x 2.32)

Double glazed window to front, radiator, single bed, tv point, door to:

En-Suite Shower Room

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, extractor fan.

Second Floor Landing

Doors leading off to:

Bedroom 6 12'8" x 9'6" (3.88 x 2.90)

Double glazed window, wall mount tv point, double bed, radiator, door to:

En-Suite Shower Room 9'2" x 3'1" (2.80 x 0.95)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window.

Bedroom 7 12'2" x 10'5" (3.73 x 3.19)

Double aspect double glazed windows, radiator, double bed, tv point, door to:

En-Suite Shower Room 12'4" x 3'2" (3.77 x 0.98)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window.

Bedroom 8 10'9" x 8'6" (3.28 x 2.60)

Double glazed window to front aspect, radiator, tv point, door to:

En-Suite Shower Room 8'7" maximum x 3'9" maximum (2.63 maximum x 1.16 maximum)

Aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, part tiled walls, tiled flooring, extractor fan.

Outside

Corner plot forecourt garden and rear parking space.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

The property is currently rated for business rates.

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head south along South Quay, turn left into Queens Road and continue through the traffic lights and after a couple of hundred yards take the second turning on the left in to Nelson Road South and continue for a couple of hundred yards where the property can be found on the left hand corner.

Ref: Y12068/05/24/CF

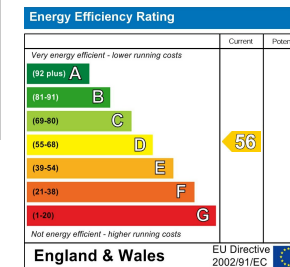
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA