



Wellesley Road, Great Yarmouth NR30 1EU

welcome to

Wellesley Road, Great Yarmouth

****GUIDE PRICE £400,000 TO £425,000**** Ideal guest house or family home, benefitting from 10 bedrooms and 9 private ensuites. To the front of the property it has ample off street parking for guests leading to a single garage. This semi-detached victorian property boats plenty of space.



Outside Front

Concrete driveway providing ample parking for guests, leading to garage.

Entrance Hall

Carpet, 2 x radiators, ceiling light.

Reception Room

16' 11" x 14' 1" (5.16m x 4.29m)

Carpet, 2 x radiators, ceiling light, window to front aspect.

Lounge

15' 5" x 12' 4" (4.70m x 3.76m)

Wooden flooring, 2 x radiators, ceiling light, window to side aspect.

Dining Room

16' 11" x 11' 11" (5.16m x 3.63m)

Tiled flooring, radiator, ceiling light, window to side aspect.

Kitchen

11' 7" x 8' 3" (3.53m x 2.51m)

Lino flooring, base and wall units, space for oven, space for fridge freezer, sink, radiator, electric oven hood, tiled walls, ceiling light, window to side aspect and rear aspect.

Laundry Room

8' 7" x 7' 10" (2.62m x 2.39m)

Carpet, wrap around windows, plumbing for washing machine, space for tumble dryer.

Downstairs Bathroom

Tiled flooring, WC, wash hand basin, bath with overhead shower, heated towel rad, tiled walls, spotlights, window to rear aspect.

Bedroom One

15' 6" x 11' 2" (4.72m x 3.40m)

Laminate flooring, radiator, 2 x ceiling lights, window, door leading to WC.

Basement

12' x 8' 1" (3.66m x 2.46m)

Laminate flooring, radiator, ceiling light, window.

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Carpet, radiator, ceiling light, 2 x wall lights, window, door leading to private ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, tiled walls.

Bedroom Three

9' 2" x 11' 9" (2.79m x 3.58m)

Carpet, radiator, ceiling light, 2 x wall lights, window, door leading to private ensuite.

Ensuite

Tiled flooring, WC, wash hand basin, heated towel rad, shower cubicle, partially tiled walls, extractor, window.

Bedroom Four

Irregular Shaped Room 15' 3" Max x 12' 4" (4.65m Max x 3.76m)

Carpet, radiator, ceiling light, 2 x wall lights, door leading to ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, partially tiled walls, extractor, ceiling light, window.

Bedroom Five

Irregular Shaped Room 12' 2" x 10' 10" Max (3.71m x 3.30m)

Carpet, ceiling light, 2 x wall lights, heated towel rad, window, door to ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, shower panels on walls, extractor, ceiling light, window.

Bedroom Six

Irregular Shaped Room 8' 1" Into Bay x 10' 10" Max (2.46m

Into Bay x 3.30m)

Carpet, radiator, 2 x ceiling lights, 2 x wall lights, 2 x windows, walk in shower cubicle with partially tiled walls.

Bedroom Seven

Irregular Shaped Room 17' 11" x 11' 11" (5.46m x 3.63m)

Carpet, radiator, 2 x ceiling lights, 4 x wall lights, 2 x windows, loft hatch, door to ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, tiled walls, extractor, ceiling light.

Bedroom Eight

11' 6" x 10' 3" (3.51m x 3.12m)

Carpet, radiator, ceiling light, window, door leading to ensuite.

Ensuite

Tiled flooring, WC, wash hand basin, shower cubicle, tiled walls, ceiling light, window.

Bedroom Nine

12' 8" x 12' 4" (3.86m x 3.76m)

Carpet, radiator, ceiling light, door leading to ensuite.

Ensuite

Bedroom Ten

Irregular Shaped Room 12' x 17' 1" (3.66m x 5.21m)

Carpet, 2 x radiators, 2 x ceiling lights, 2 x wall lights, 2 x windows, door leading to ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, extractor, tiled walls, ceiling light,

Outside Rear

Slabbed rear private garden, plenty of space for seating areas and potted plants.



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welcome to

Wellesley Road, Great Yarmouth

- Semi-Detached Victorian Guest House
- 10 Bedrooms
- Off Road Parking And Single Garage
- Being Sold Furnished
- Highly Desirable Location

Tenure: Freehold EPC Rating: D

guide price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108292 - 0004

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