



**Wellesley Road, Great Yarmouth NR30 2AR**



**welcome to**

**Wellesley Road, Great Yarmouth**

**\*\*NEW TO THE MARKET\*\*** Property has got planning permission for three one bedroom flats, one on each floor.



## **Basement**

### **Room One**

13' x 16' 1" ( 3.96m x 4.90m )

## **Storage**

### **Room Two**

12' x 13' 4" ( 3.66m x 4.06m )

### **Room Three**

10' 11" x 10' 10" ( 3.33m x 3.30m )

### **Room Four**

10' 10" x 9' 11" ( 3.30m x 3.02m )

## **Ground Floor**

### **Room Five**

14' 10" x 16' 2" Into Bay ( 4.52m x 4.93m Into Bay )

### **Room Six**

12' x 13' 5" ( 3.66m x 4.09m )

### **Room Seven**

11' 10" x 11' 5" ( 3.61m x 3.48m )

### **Room Eight**

10' 3" x 11' 9" ( 3.12m x 3.58m )

## **W.C**

## **First Floor**

### **Room Nine**

19' 3" x 16' 2" ( 5.87m x 4.93m )

### **Room Ten**

12' 1" x 13' 5" ( 3.68m x 4.09m )

### **Room Eleven**

11' 6" x 11' 8" ( 3.51m x 3.56m )

### **Room Twelve**

10' 4" x 11' 10" ( 3.15m x 3.61m )



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## **Wellesley Road, Great Yarmouth**

- Spacious Property Including Basement.
- Potential For Residential Conversion To Flats Or Large Family Home
- A Short Walk From Great Yarmouth Beach
- Fantastic Investment Opportunity
- Located Close To High Street And A Range Of Other Amenities

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: A

offers over

**£155.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY107535 - 0008

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