

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 Invesment 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**





view this property online williamhbrown.co.uk/Property/GTY107535



Property Ref:

GTY107535 - 0008

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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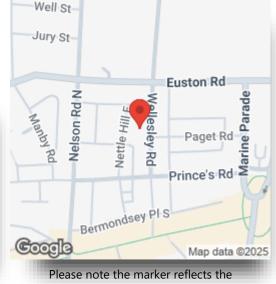
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postcode not the actual property