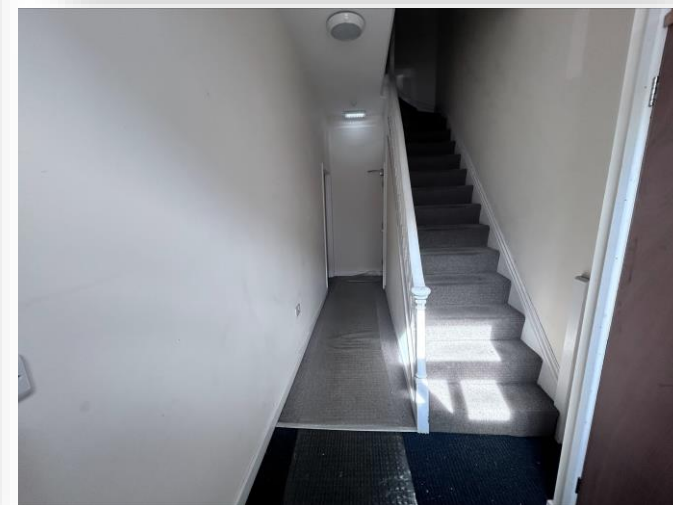




Wellesley Road, Great Yarmouth NR30 2AR

welcome to

Wellesley Road, Great Yarmouth

A fantastic investment opportunity to acquire a freehold block comprising 5 self-contained 1-bedroom flats. Fully let and generating a strong annual income of approximately £38,000. Ideal for buy-to-let investors seeking stable returns. Well-maintained throughout with scope for future capital growth



Flat One

TBC

Flat Two

Lounge: Double glazed bay fronted window. Carpeted flooring, ceiling light, wall sockets, TV point, 2 x electric radiators, and wall mounted fuse box.

Kitchen: A modern, well-appointed kitchen, comprising of a range of wall and base units and complimentary worksurfaces over, built in electric oven and hob, extractor fan over, plumbing for washing machine, 1 bowl stainless steel sink and drainer with mixer taps, wall sockets and vinyl flooring

Bedroom: Double glazed window to rear aspect, wall sockets, electric radiator, and carpeted flooring

Shower room: Built in shower cubicle, with electric shower attachment, wash hand basin, W/C, vinyl flooring, extractor fan and ceiling light

Flat Three

Lounge: Carpeted flooring, radiator, ceiling light, wall sockets, and TV point

Kitchen: A modern, well-appointed kitchen, with a range of wall and base units and complimentary worksurfaces over, built in electric oven and hob with extractor over, stainless steel sink and drainer with mixer taps, plumbing for washing machine, and vinyl flooring

Bedroom: Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets and radiator

Shower room: W/C, wash hand basin, shower cubicle with electric shower attachment, heated towel radiator, extractor fan, and vinyl flooring

Flat Four

Lounge: Double glazed window to front aspect, carpeted flooring, ceiling light, electric radiator, TV point and wall sockets

Kitchen: A modern, well-appointed kitchen with a range of wall and base units and complimentary worksurfaces over, plumbing for washing machine, built in electric oven and hob with extractor over, stainless steel sink and drainer, wall sockets and vinyl flooring

Bedroom: Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets and electric radiator

Shower room: W/C, wash hand basin, shower cubicle with electric shower attachment, extractor fan, vinyl flooring and heated towel radiator

Flat Five

Lounge: Carpeted flooring, ceiling light, electric radiator, TV point

Kitchen: A modern, well-appointed kitchen with a range of wall and base units and complimentary worksurfaces over, built in electric oven and hob with extractor over, stainless steel sink and drainer, vinyl flooring, wall sockets, and plumbing for washing machine

Bedroom: 2 x double glazed windows to side aspect, carpeted flooring, electric radiator, ceiling light and wall sockets

Shower room: W/C, wash hand basin, shower cubicle with electric shower attachment, vinyl flooring, ceiling light, extractor fan and heated towel radiator



view this property online williamhbrown.co.uk/Property/GTY109294



welcome to

Wellesley Road, Great Yarmouth

- Freehold Block of Flats
- Five Self-Contained One Bedroom Flats
- Tenants in Situ
- £38,000 Per Year Income
- Well-Maintained Throughout

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

offers in excess of

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109294



Property Ref:
GTY109294 - 0011

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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30
1HX



williamhbrown.co.uk