



Gordon Road, Great Yarmouth NR31 0EP

welcome to

Gordon Road, Great Yarmouth

****GUIDE PRICE £350,000 to £375,000**** Excellent investment opportunity - block of 6 self-contained flats (4 x 1-bed, 2 x studios) with parking. Part freehold/part leasehold. Currently generating £34,800 per annum. Ideal for landlords or investors seeking strong rental yield.



**Flat One
Kitchen/Lounge**

14' 2" x 14' 5" (4.32m x 4.39m)

Carpet, double glazed window to side aspect, radiator.

Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)

Carpet, double glazed window to side aspect, radiator.

Bathroom

Tiled flooring, W/C, panelled bath with overhead shower, wash hand basin, radiator.

Flat Two

TBC

Flat Three**Kitchen/Lounge/Bedroom**

15' 1" x 15' 2" (4.60m x 4.62m)

Part carpet, part tiled flooring, radiator x3, double glazed window to side aspect, variety of wall & base units, sink and drainer.

Bathroom

Tiled flooring, W/C, wash hand basin, double glazed window to front aspect, panelled bath.

**Flat Four
Lounge/Bedroom**

15' 6" x 16' 10" (4.72m x 5.13m)

Carpet, radiator x2, double glazed window to side aspect.

Kitchen

5' 1" x 10' (1.55m x 3.05m)

Vinyl flooring, wall and base units, sink & drainer, plumbing for washing machine.

Bathroom

Vinyl flooring, W/C, wash hand basin, radiator, panelled bath with overhead shower.

Flat Five**Kitchen/Lounge**

19' 7" x 15' 8" (5.97m x 4.78m)

Part carpet, part vinyl flooring, double glazed window to side aspect x2, radiator, variety of wall & base units, sink and drainer, plumbing for washing machine.

Bedroom

15' 8" x 10' (4.78m x 3.05m)

Double glazed window to side aspect, radiator, carpet.

Bathroom

Vinyl flooring, W/C, wash hand basin, panelled bath with overhead shower, radiator.

Flat Seven

Tbc



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welcome to

Gordon Road, Great Yarmouth

- Six Self-Contained Flats
- Off-Street Parking
- Ideal For Investors
- Attractive Gross Yield Potential
- 4x One Bed Flats

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109410 - 0005

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.

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