



Wellesley Road, Great Yarmouth NR30 1EU

welcome to

Wellesley Road, Great Yarmouth

Freehold block of five well-presented flats just a short walk from the beach and town centre. Comprising 2 x two-bedroom and 3 x one-bedroom units, fully let and currently generating £34,200 p.a. with potential to increase. A superb investment opportunity in a sought-after coastal location.



Flat One Lounge

14' 6" x 19' 2" (4.42m x 5.84m)

Double glazed window to front aspect, radiator x2.

Kitchen

4' x 13' 1" (1.22m x 3.99m)

Variety of wall & base units, built in oven and hob, sink with drainer.

Bedroom One

17' 1" x 9' 2" (5.21m x 2.79m)

Double glazed window to side aspect, door leading to outside, radiator.

Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring, towel radiator, panelled bath over head shower, wash hand basin, double glazed window to side aspect.

Flat Two

Tbc

Flat Three Lounge

10' 5" x 18' (3.17m x 5.49m)

Wooden floor, radiator, double glazed window to side aspect.

Kitchen

5' 4" x 10' 4" (1.63m x 3.15m)

Double glazed window to rear aspect, sink and drainer, variety of wall & base units, built in oven/hob, plumbing for washing machine, cooker hood.

Bedroom One

15' 4" x 10' 1" (4.67m x 3.07m)

Wooden floor, double glazed window to side aspect, radiator.

Bedroom Two

8' 4" x 10' 5" (2.54m x 3.17m)

Double glazed window to side aspect, radiator, wooden floor.

Bathroom

Tiled flooring, W/C, wash hand basin, double glazed window to side aspect, panelled bath with over head shower.

Flat Four Kitchen/Lounge

14' 10" x 19' 6" (4.52m x 5.94m)

Part carpet, part wooden flooring, double glazed bay front window to front aspect, radiator, variety wall & base units, sink and drainer, plumbing for washing machine, built in oven and hob, cooker hood.

Bedroom One

8' 3" x 13' 1" (2.51m x 3.99m)

Double glazed window to rear aspect, radiator, carpet.

Bathroom

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

Flat Five Kitchen/Lounge

16' 7" x 19' 10" (5.05m x 6.05m)

Double glazed bay fronted window to front aspect, wooden flooring, radiator, variety wall & base units, plumbing for washing machine, radiator, sink and drainer.

Bedroom

Double glazed window to rear aspect, radiator, wooden flooring.

Bathroom

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



view this property online williamhbrown.co.uk/Property/GTY109476



welcome to

Wellesley Road, Great Yarmouth

- Freehold Block of Five Self-Contained Flats
- 2x Two Bedroom Flats & 3x One Bedroom Flats
- Currently Achieving £34,200
- Potential To Increase Rental Income
- Well Presented Throughout

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

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109476



Property Ref:
GTY109476 - 0002

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