



Wellesley Road, Great Yarmouth NR30 1EX

welcome to

Wellesley Road, Great Yarmouth

****NEW TO MARKET**** Eleven bedroom semi detached guest house, located within walking distance to the beach and local amenities.



Entrance Hall

A welcoming entrance hall, with vinyl flooring, pendant ceiling light, radiator, carpeted stairs to first floor landing and door with access to ground floor reception rooms

Bar

17' 7" Max x 13' 1" Max (5.36m Max x 3.99m Max)
Double glazed bay window to front aspect, carpeted flooring, wall and ceiling lights, TV point, radiator, wall sockets and bar and seperate seating area

Dining Area

12' 11" x 17' 9" (3.94m x 5.41m)
Double glazed window to front aspect, vinyl flooring, ceiling lights, wall sockets, and radiator

Bedroom Six

9' 5" x 10' 1" (2.87m x 3.07m)
Double glazed window to side and rear aspect, carpeted flooring, ceiling light, wall sockets, radiator and door to shower cubicle, with W/C, wash hand basin, vinyl flooring and DG opaque window to rear aspect

Kitchen One

12' 11" x 13' 4" (3.94m x 4.06m)
A commercial kitchen, with double glazed window to rear aspect, 1.5 bowl sink and drainer, double oven and gas hob, a range of wall and base units and worksurfaces over, vinyl flooring, ceiling lights, and power points

Kitchen Two

12' 11" x 6' 8" (3.94m x 2.03m)
Double glazed window to side aspect, A range of wall and base units and worksurfaces over, space for free standing American style fridge/freezer, double 1.5 bowl stainless steel sink and drainer with mixer tap, wooden flooring, ceiling lights, power points and door to small courtyard area

Owners Lounge

19' 3" x 12' 2" (5.87m x 3.71m)
Double glazed window to side and uPVC sliding

doors to conservatory. Carpeted flooring, 3 x ceiling lights, wall sockets, radiator, and TV point

Bedroom One

14' 6" x 12' 2" (4.42m x 3.71m)
Owners bedroom
Double glazed window to side aspect, carpeted flooring, ceiling light, wall sockets and radiator

Owners Bathroom

Opaque double glazed window to side aspect, wash hand basin with mixer tap, enclosed shower cubicle with electric shower attachment, low level W/C, Carpet and tiled flooring, radiator, 2 x ceiling lights, walk in wardrobe and built in stoarge cupboard with shelving above

Conservatory

9' 5" x 19' 5" (2.87m x 5.92m)
uPVC and brick built conservatory with double glazed windows to side and rear, and single uPVC door to rear aspect.allowing access to garden. Vinyl flooring, radiator and wall sockets

First Floor

Bedroom Two

10' 7" x 13' 5" Max (3.23m x 4.09m Max)
Double glazed window to rear aspect, carpeted flooring, radiator, ceiling light, wall sockets and door leading to... wash hand basin, pannelled bath, W/C, radiator, vinyl flooring and DG window to side aspect

Store Room

Bedroom Three

17' 7" Max x 13' (5.36m Max x 3.96m)
2 x Double glazed windows to front aspect, carpeted flooring, ceiling light, wall sockets, radiator and door to shower cubicle, with wash hand basin, W/C, radiator, vinyl flooring and ceiling light

Bedroom Five

12' 7" Max x 10' 1" (3.84m Max x 3.07m)
Double glazed window to rear aspect, carpet and vinyl flooring, radiator, ceiling light, wall sockets, radiator and door to shower cubicle, with wash hand

basin, W/C, vinyl flooring, radiator and DG window to side aspect

Bedroom Four

17' 7" Max x 12' 8" (5.36m Max x 3.86m)
Double glazed bay window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator and door to shower cubicle, with wash hand basin, WC, radiator, vinyl flooring, and DG window to side aspect

Second Floor

Bedroom Nine

9' 2" x 12' 5" (2.79m x 3.78m)
Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator and door to shower cubicle with wash hand basin, WC, vinyl flooring, and radiator

Bedroom Ten

12' 9" Max x 9' 1" (3.89m Max x 2.77m)
Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator, wash hand basin and shower cubicle, seperate WC

Bedroom Seven

10' 7" x 12' 3" (3.23m x 3.73m)
Double glazed window to front aspect, carpeted flooring, wall sockets, ceiling light, radiator and door to shower cubicle with wash hand basin, W/C, vinyl flooring and radiator

Bedroom Eight

14' 11" Max x 12' 8" (4.55m Max x 3.86m)
Double glazed window to front aspect, carpeted flooring, wall sockets, ceiling light, radiator and door to shower cubicle with wash hand basin, W/C, vinyl flooring and radiator



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welcome to

Wellesley Road, Great Yarmouth

- Eleven Bedroom Guest House
- Double Glazing & Gas Central Heating Throughout
- Heaps of Potential
- Eviable Coastal Location
- Close to Great Yarmouth's Beach and Amenities

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109041 - 0008

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