



ADDRESS
6 Southampton Place
Great Yarmouth
Norfolk
NR30 2DP

TENURE
Freehold

STATUS
Chain Free Sale

L  R K E S

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‘AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO STEP ONTO THE PROPERTY LADDER OR EXPAND THEIR INVESTMENT PORTFOLIO’

The Tour:

Situated in the bustling coastal town of Great Yarmouth, this practical Victorian terrace house on Southampton Place is ideal for first-time buyers or buy-to-let investors. The property, characterised by its simplicity and functionality, offers a convenient location and essential amenities.

The ground floor features a welcoming living room, a straightforward yet functional space for relaxation. Adjacent is a kitchen with ample storage and essential appliances. Completing the ground floor is a practical shower room, adding convenience to the layout.

The first floor comprises two double bedrooms, each independently accessed from a central landing. These rooms provide comfortable and flexible living spaces.

Gas central heating ensures the home is warm and comfortable throughout the year, with hot water provided by the boiler. The property is fitted with uPVC double glazing, enhancing its energy efficiency.

Outside, a small covered rear yard functions as an additional utility area with plumbing for a washing machine.

This Victorian terrace house offers potential for personalisation and growth. Its central location in Great Yarmouth ensures easy access to local amenities, transport links, and the scenic coastline.

Residents parking is available on street via the Boroughs permit scheme.

An excellent opportunity for those looking to step onto the property ladder or expand their investment portfolio. Viewing is recommended.

The Area:

Southampton Place in Great Yarmouth, Norfolk, is a well-situated residential area offering practical amenities and services. The location is convenient for families, with several reputable schools nearby. Residents have access to a variety of shops, including local boutiques and major supermarkets. The area is known for its recreational options, including the Great Yarmouth Pleasure Beach, sandy beaches, and the historic seafront. Local amenities also include a market and diverse dining options. Nelson Road Central provides essential services and easy access to both leisure activities and daily conveniences, making it a practical choice for residents.

Points to note:

Tenure: Freehold

Heating: Gas Central Heating

Construction: Solid Wall Construction

Fenestration: uPVC Double Glazing

Average Heating & Lighting Costs: £45 pcm

Council Tax: Band A (£ 1,449.94)

Energy Performance: C 71

Broadband: Ultrafast 1000mbs Available

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

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Kitchen with cast fireplace



Kitchen



Living room



Shower room



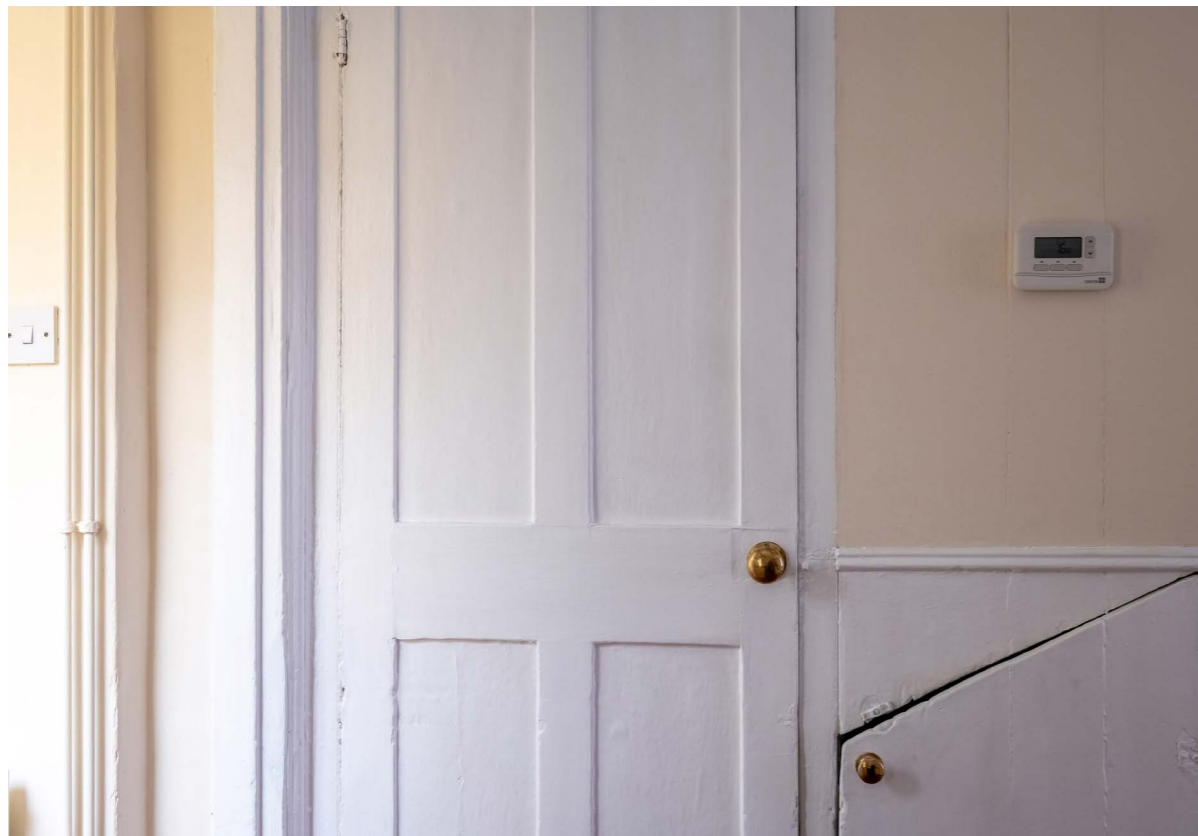
**FIND
YOUR
NEST**



Ground floor shower room detail



Primary bedroom



Original carpentry detailing



Rear bedroom

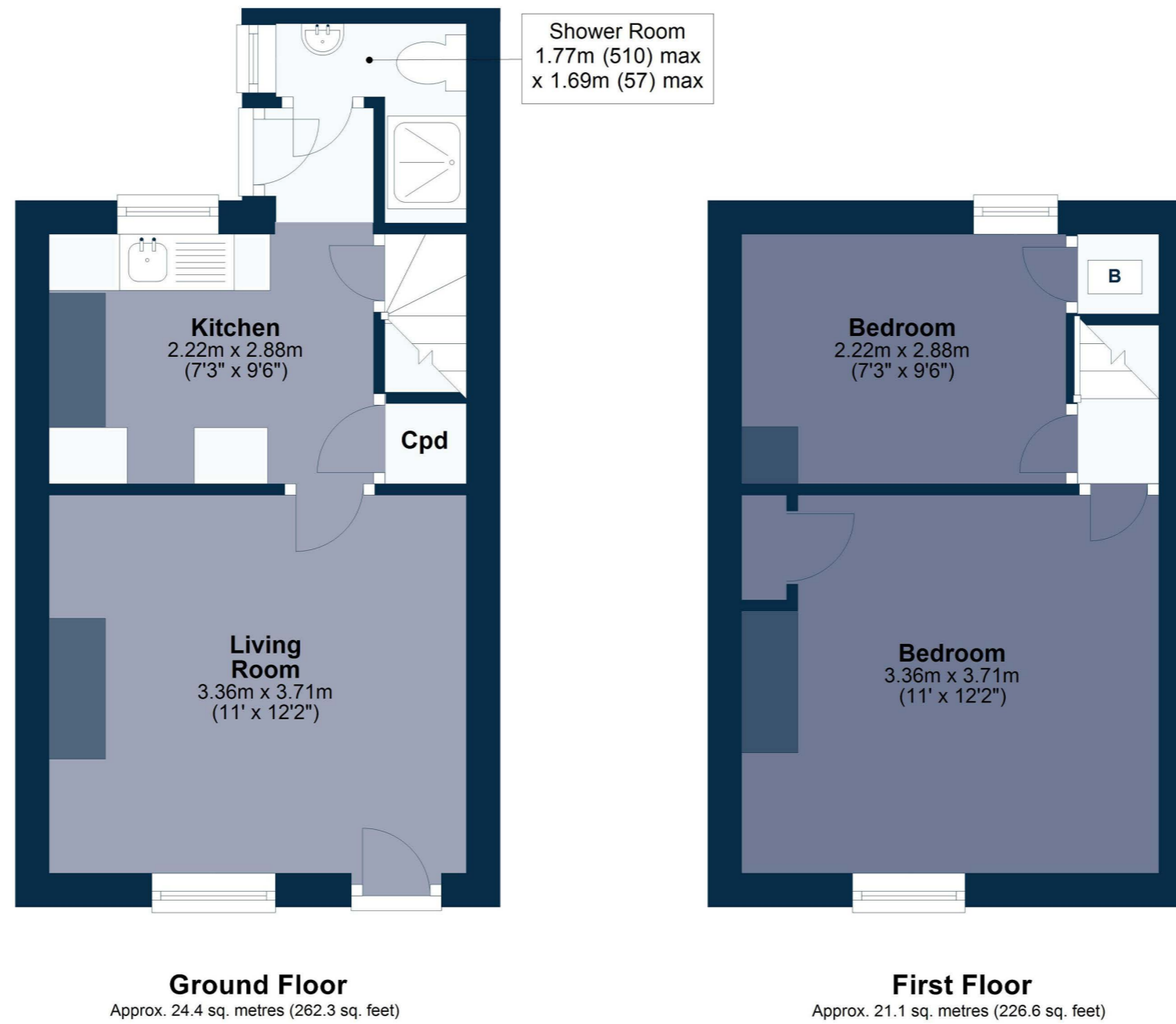
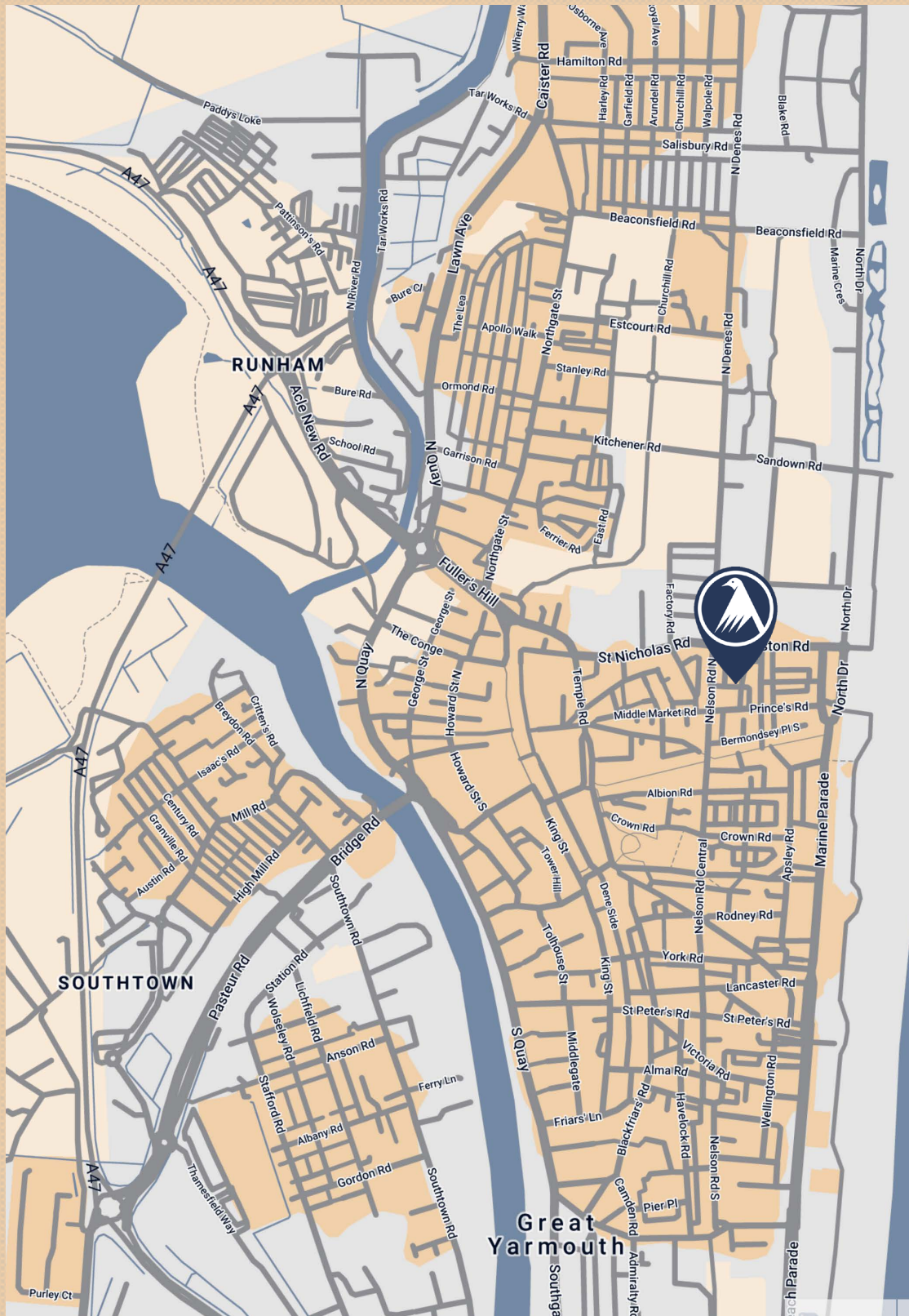


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7346



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