



ADDRESS
46 Kitchener Road
Great Yarmouth
Norfolk
NR30 4HU

TENURE
Freehold

STATUS
Chain Free Sale

L  LARKES

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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 Kitchener Road 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 an open plan dining/kitchen area with ample storage and essential appliances. Completing the ground floor is a practical utility room, adding convenience to the layout.

The first floor offers two double bedrooms, each independently accessed from a central landing. These rooms provide comfortable and flexible living spaces. Whilst to the rear there is a modern family bathroom.

Gas central heating ensures the home is warm and comfortable throughout the year, with hot water provided by the boiler. The property is partially uPVC double glazed with some single glazed windows remaining at the rear.

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.

Unrestricted parking is available on street.

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

Points to note:

Tenure: Freehold

Heating: Gas Central Heating

Construction: Solid Wall Construction

Fenestration: uPVC Double Glazing to the front, Single glazed timber casements to the rear.

Average Heating & Lighting Costs: £61 pcm

Council Tax: Band A (£ 1,449.94)

Energy Performance: D 62

Broadband: Ultrafast 1000mbs Available

The Area:

Step outside and you'll find yourself surrounded by the vibrant life of New Town Great Yarmouth, with its independent shops, cafes, and pubs just a stone's throw away.

Families will appreciate the proximity of North Denes Primary and St Nicholas Priory, and for older children Great Yarmouth Charter Academy, all within easy reach and with either Good or Outstanding Ofsted ratings.

For history buffs, the Nelson Museum and Burgh Castle offer fascinating glimpses into Great Yarmouth's rich past. When adventure calls, the golden sands of Great Yarmouth beach are just a short stroll away, promising endless fun and relaxation.

Staying connected is easy, with Great Yarmouth railway station a mile away and convenient bus services providing access to other parts of town.

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.

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.

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Kitchen with utility area to the right



Kitchen & staircase detail



Living room



Utility room



**FIND
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Dining room



Primary bedroom



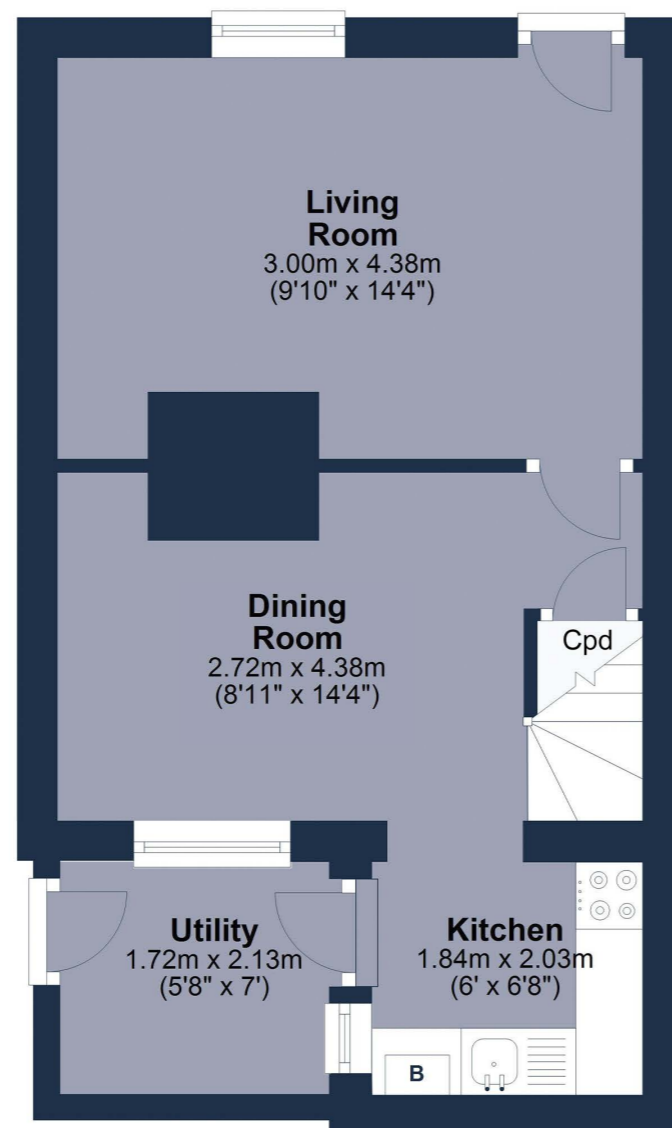
Second bedroom



Bathroom

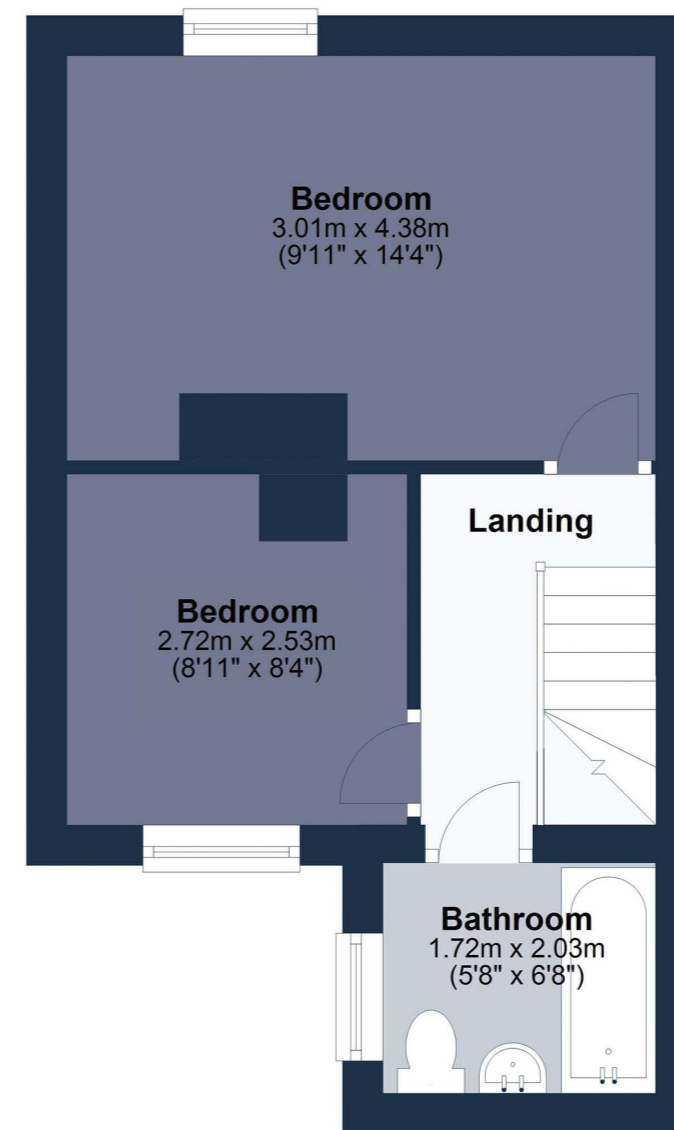
Ground Floor

Approx. 33.5 sq. metres (360.8 sq. feet)

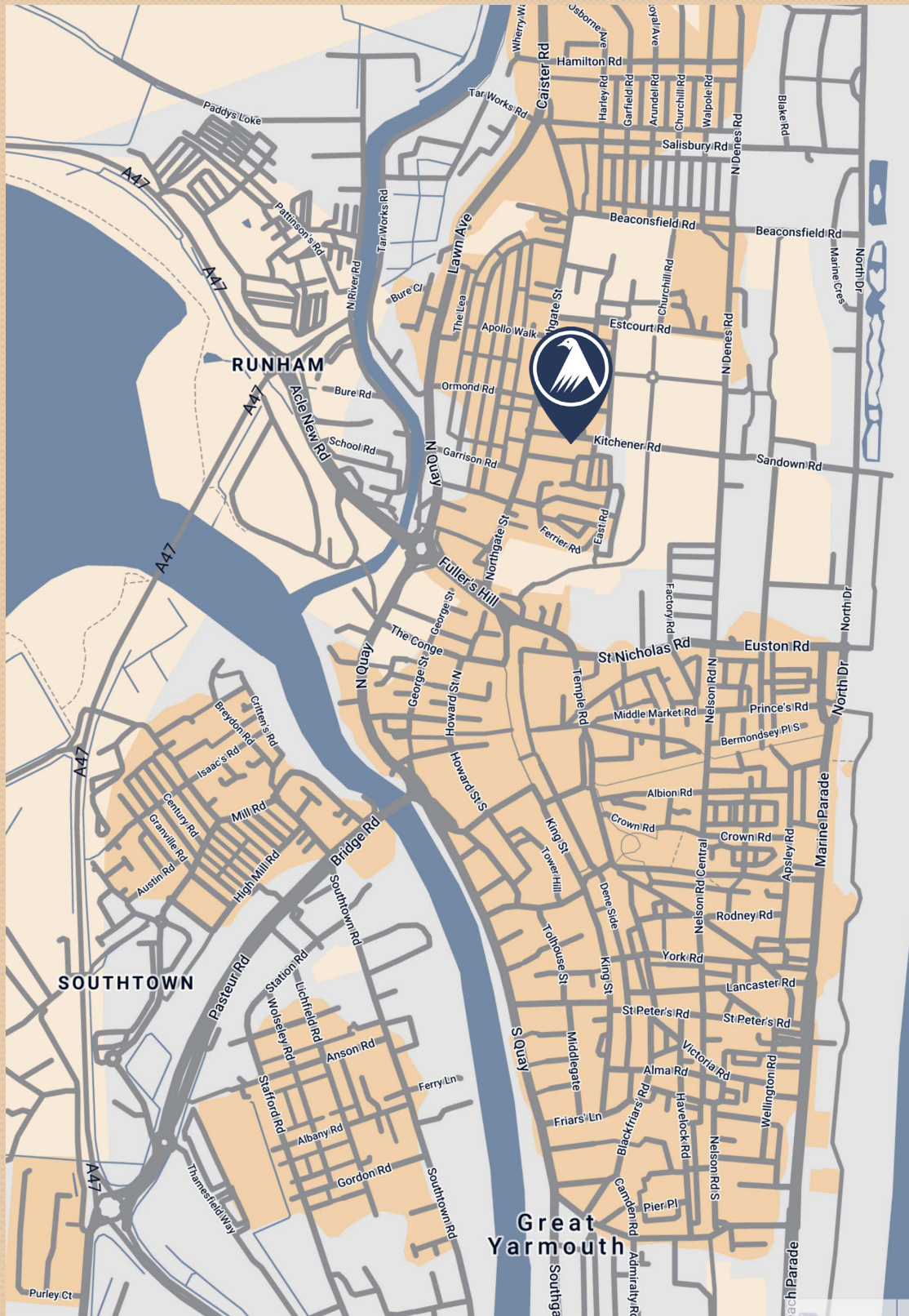


First Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



Ref: 7348



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