



ADDRESS
19 Row 31
Great Yarmouth
Norfolk
NR30 1JP

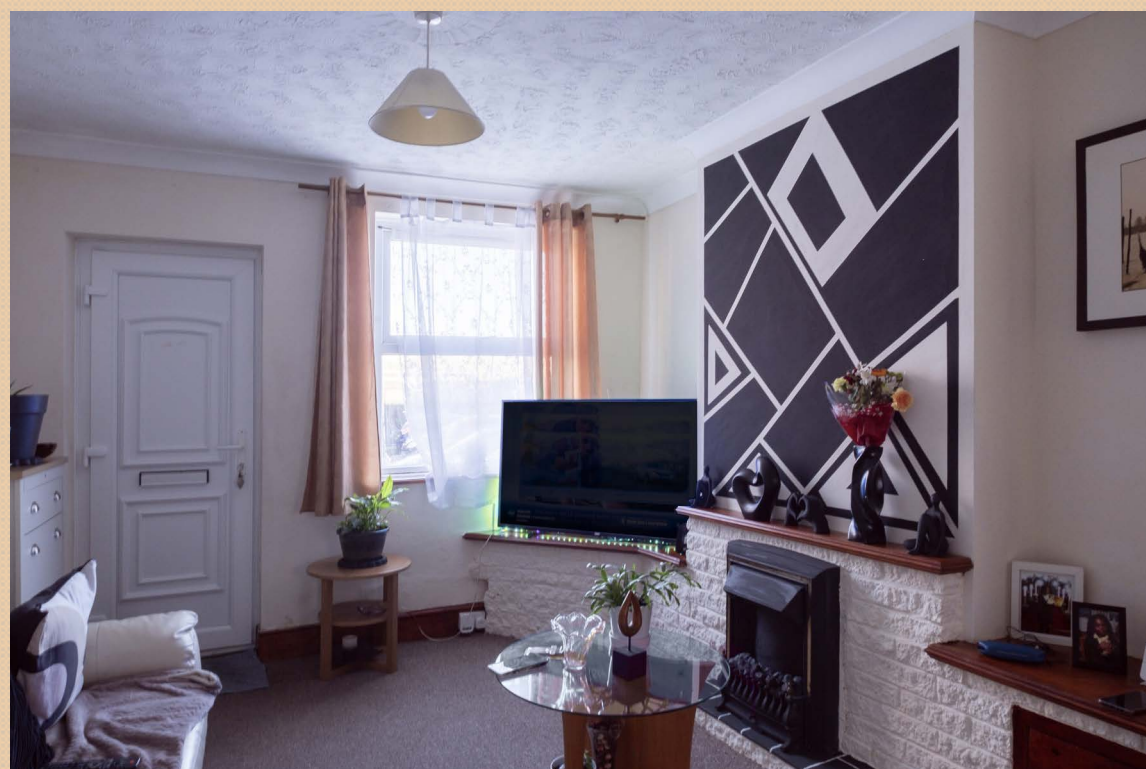
TENURE
Freehold

STATUS
Chain Free Sale

LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

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



The Tour:

Positioned in a peaceful pedestrianised setting, just moments from Great Yarmouth's town centre and train station, this Victorian terrace offers practical and well-kept accommodation with excellent access to local amenities and the seafront.

The property spans approximately 62.2 sq m (669 sq ft) and is laid out across two levels. The ground floor features a bright and spacious open-plan living and dining area, with ample room for everyday living. The adjoining kitchen, though simple in specification, is functional and well-maintained, leading through to a ground-floor bathroom at the rear of the house.

Upstairs, there are three bedrooms, all neutrally decorated, offering flexibility for family living or additional home-working space. The home benefits from gas central heating via a combination boiler and uPVC double-glazed windows and doors throughout, ensuring warmth and energy efficiency.

Externally, the small rear yard offers a manageable outdoor space for storage or a quiet seating area.

Investment Opportunity: The property is currently let and generates a monthly rental income of £736, making it an attractive prospect for investors seeking an income-producing asset.

Points to note:

Tenure: Freehold

Period: Victorian

Construction: Solid wall

Fenestration: uPVC double glazing

Heating: Gas Central Heating via Combination Boiler

Energy Performance: C 71

Average Heating & Lighting Costs: £67 pcm

Council Tax: Band A (£1,449.94)

Broadband: Superfast internet available up to 80mbps download

The Area:

Set within the town's historic "rows," Row 31 provides an appealing blend of character and convenience. The train station is within walking distance, offering direct connections to Norwich and beyond, while the nearby town centre provides a wide range of shops, services, and cafes. The beach and promenade are also easily accessible, making the location equally suitable for those seeking a lifestyle close to the coast.

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 lobby/utility area to the rear



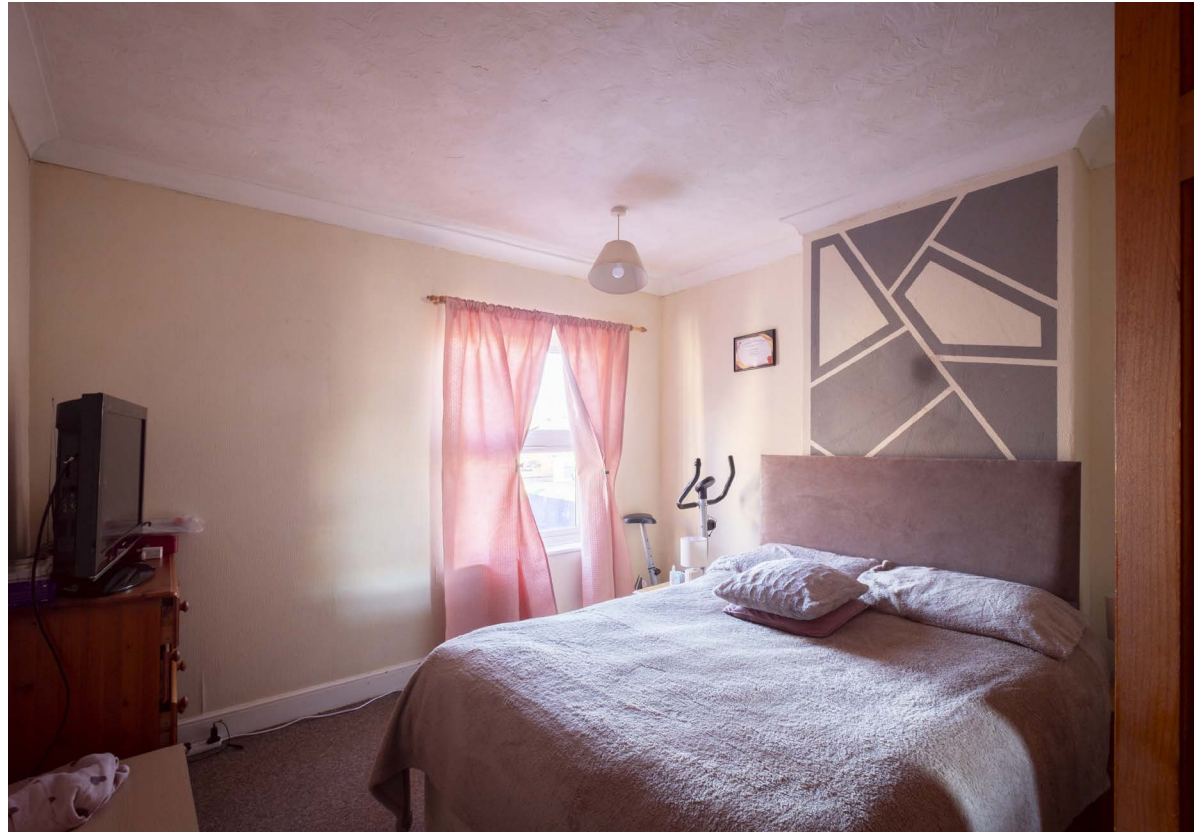
Open plan living



Dining room



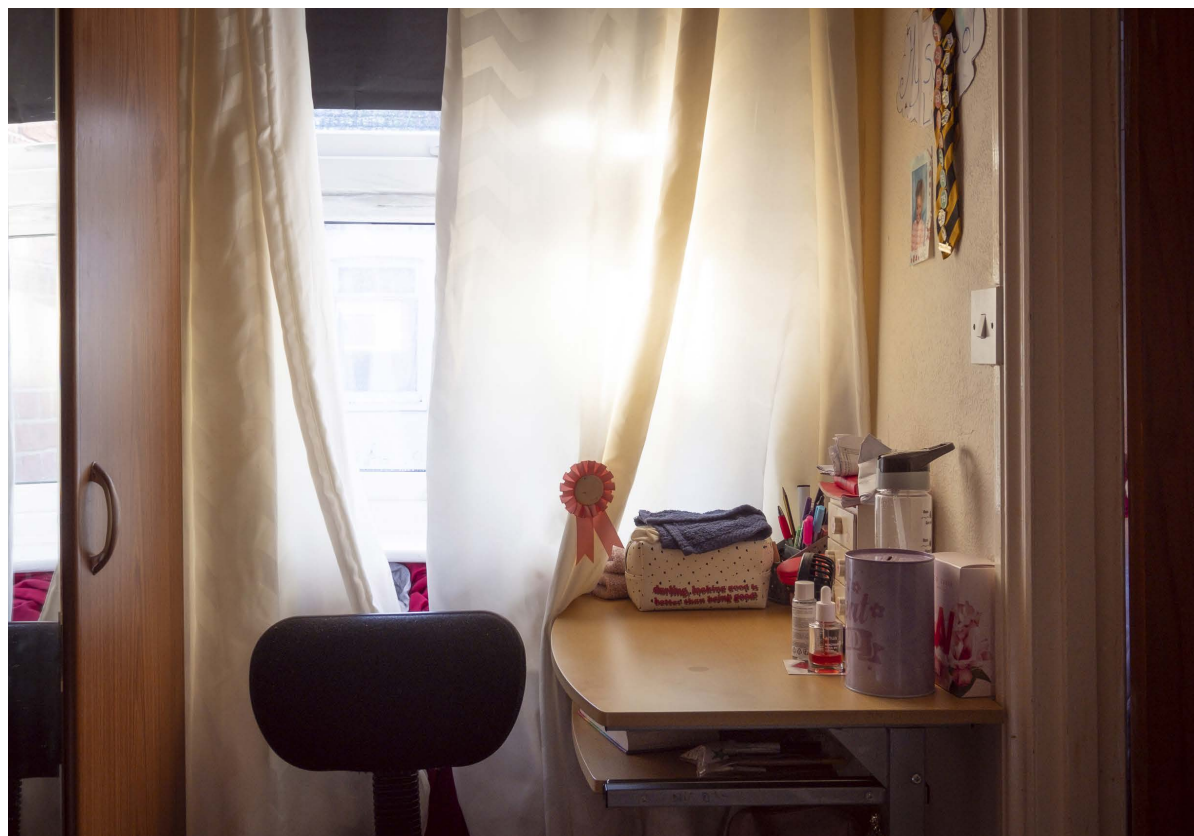
Rear lobby/utility area



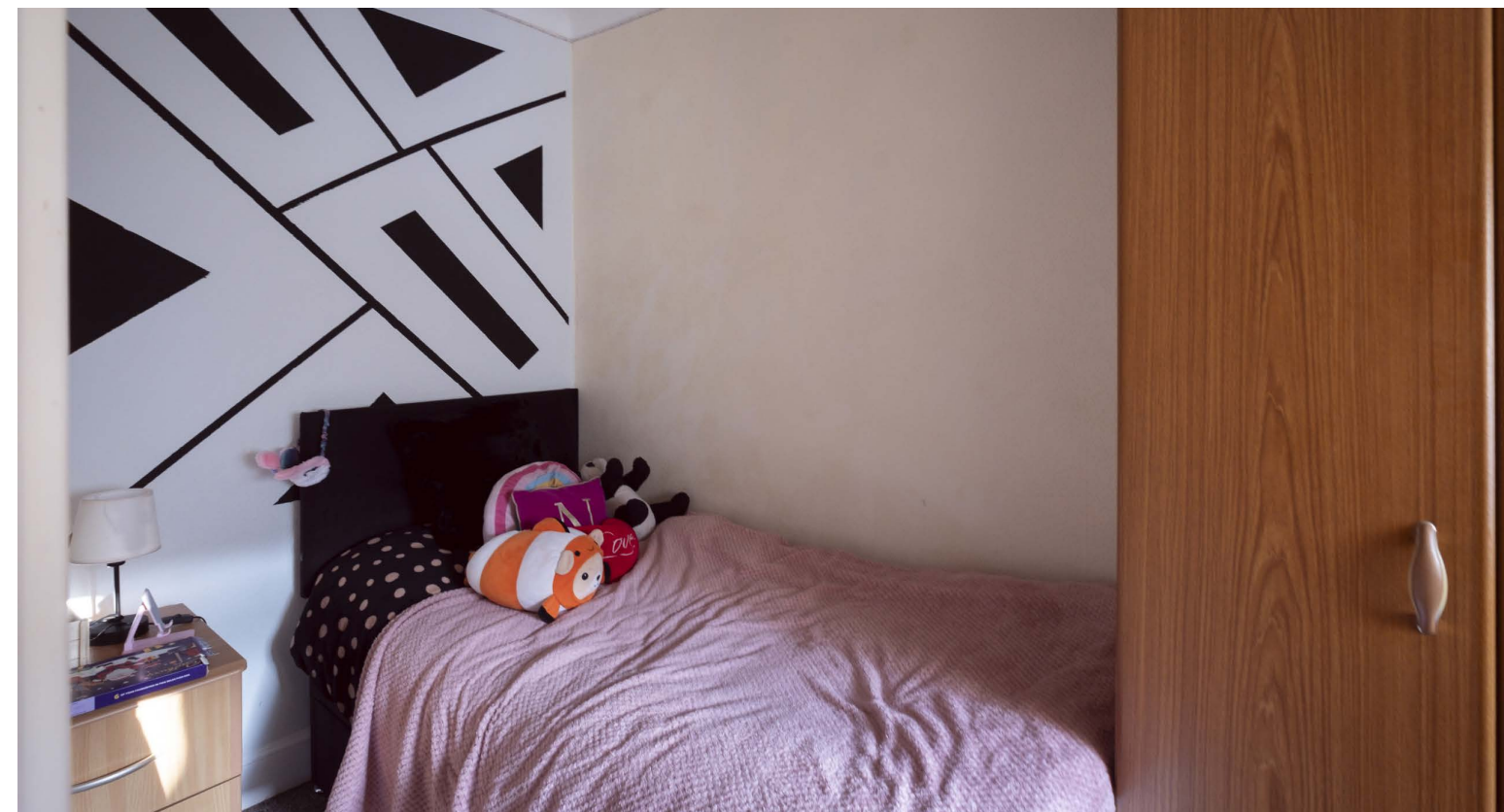
Primary bedroom



Plenty of storage space within the primary bedroom



Middle bedroom study area



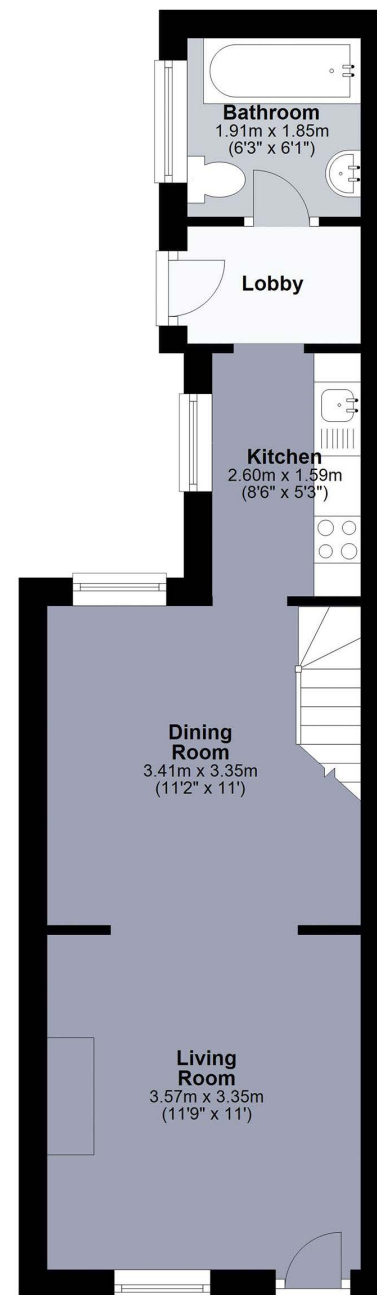
Middle bedroom



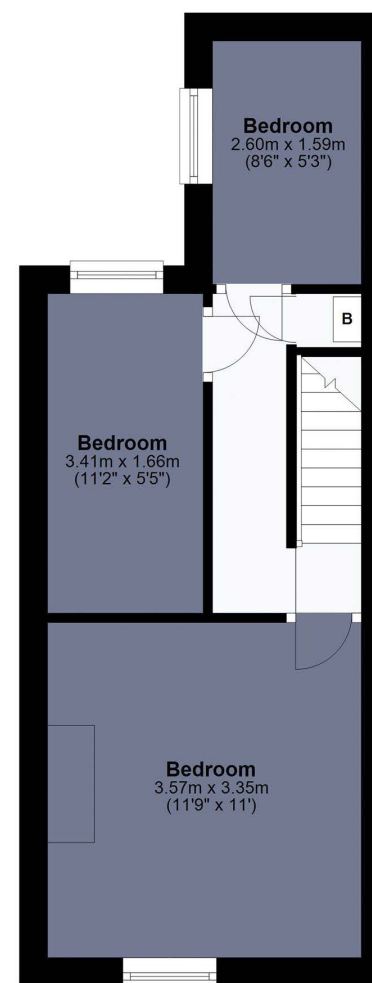
Rear bedroom



Ground floor family bathroom



Ground Floor
 Approx. 34.2 sq. metres (368.0 sq. feet)

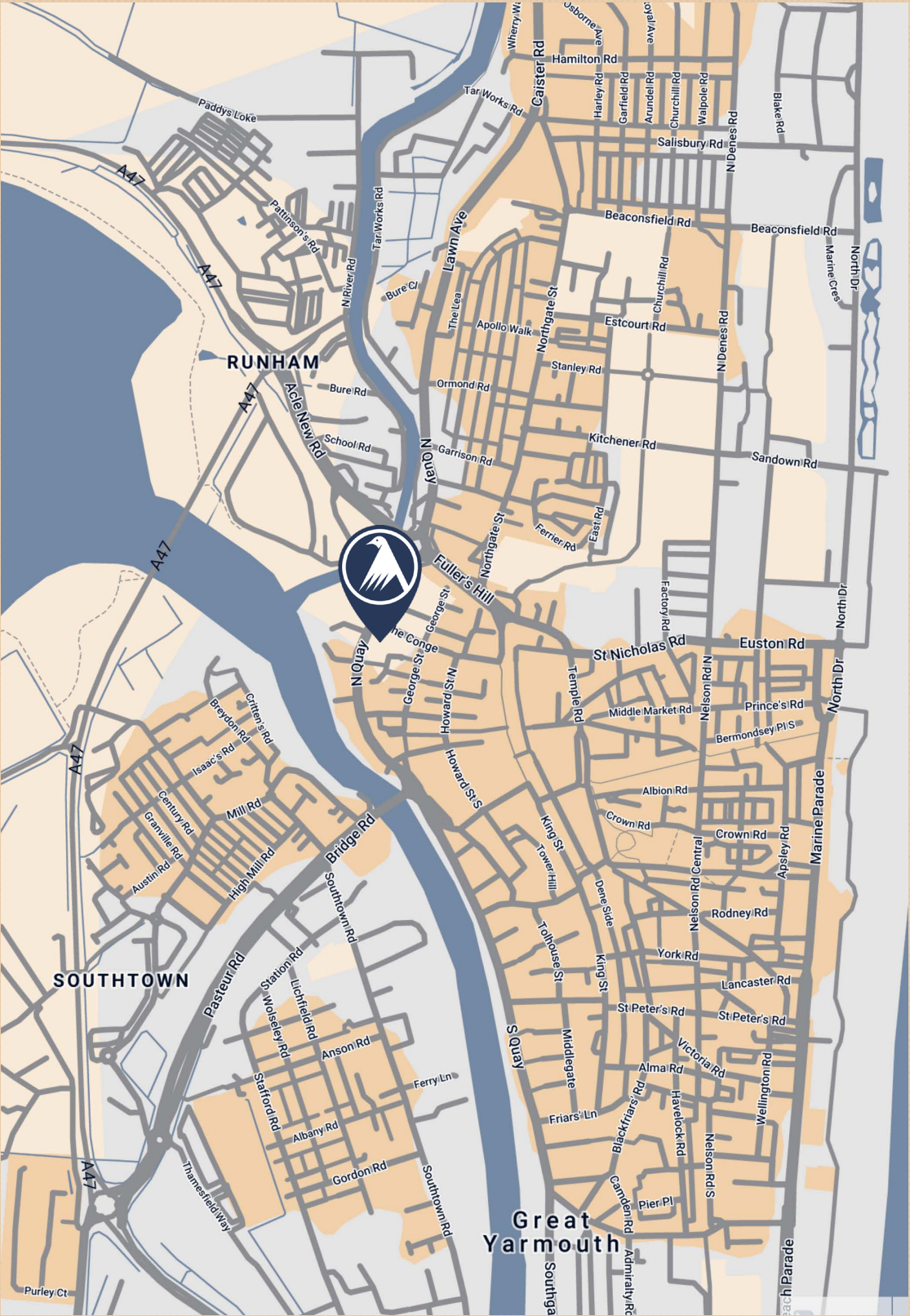


First Floor
 Approx. 28.0 sq. metres (301.3 sq. feet)



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

Ref: 7353



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