



Wellesley Road, Great Yarmouth NR30 1EX

welcome to

Wellesley Road, Great Yarmouth

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 separate 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 storage 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, separate 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
- Opportunity for development
- Established Business with loyal repeat customers
- Close to Great Yarmouth's Beach and Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109041 - 0012

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.

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