



46 Wolseley Road, Great Yarmouth

Guide Price £115,000

Minors & Brady

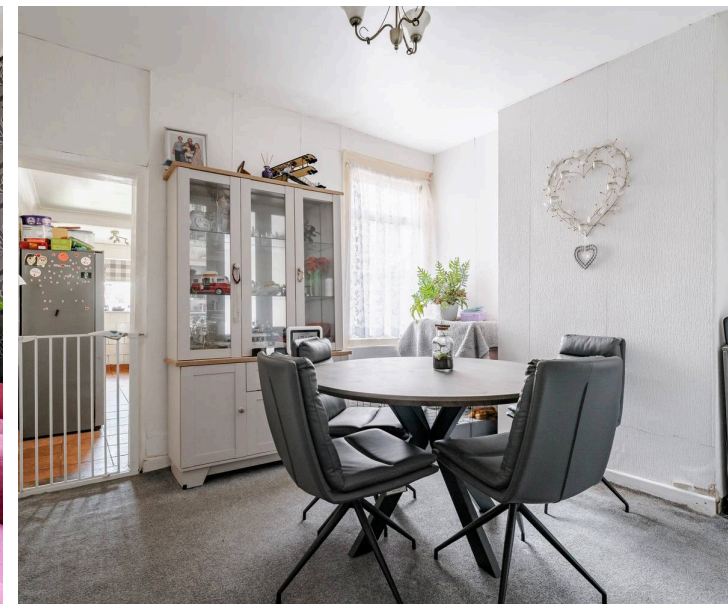


46 Wolseley Road

Great Yarmouth

Guide price £115,000 - £125,000. Set in a popular location between Great Yarmouth and Gorleston, this three-bedroom mid-terrace home offers a practical and welcoming space for modern living. The living and dining areas provide comfortable, versatile spaces for family life or entertaining friends, while the kitchen is thoughtfully arranged for everyday use. Upstairs, three bedrooms, including a flexible third room, and a well-appointed bathroom offer privacy and comfort. Outside, a private garden with lawn and patio creates a quiet spot for relaxation or outdoor dining. With local shops, schools, parks, and convenient transport links all within easy reach, the property provides an ideal base for enjoying the lifestyle of this vibrant coastal area.

- Guide price £115,000-£125,000
- Three-bedroom mid-terrace home, ideal for first-time buyers or investors
- Popular location between Great Yarmouth and Gorleston
- Two reception rooms providing versatile living and dining space
- Kitchen with fitted units, integrated oven, ceramic hob, and under-counter space for appliances
- Flexible third bedroom suitable as a home office, guest room, or dressing area
- Family bathroom with three-piece suite
- Private, enclosed garden with lawn, patio, and timber shed
- On-road parking available directly outside the property
- Easy access to a wide range of amenities including shops, schools, transport links and the coastline





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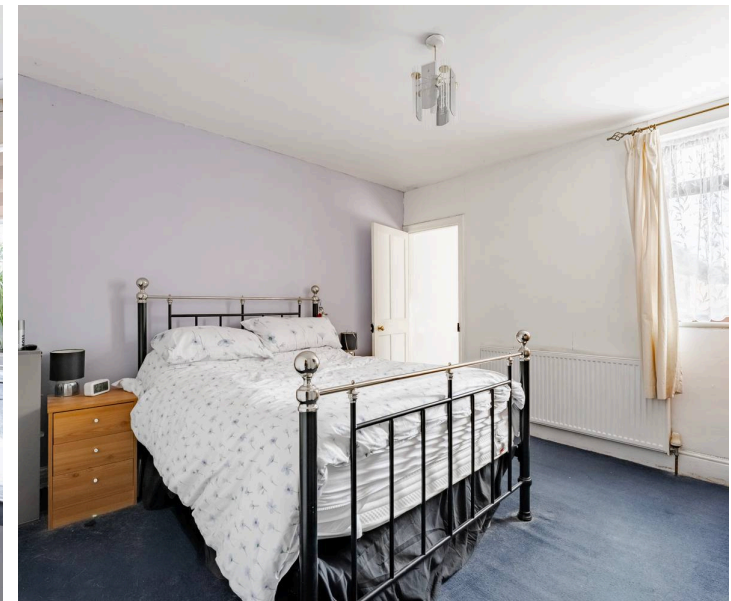
Great Yarmouth

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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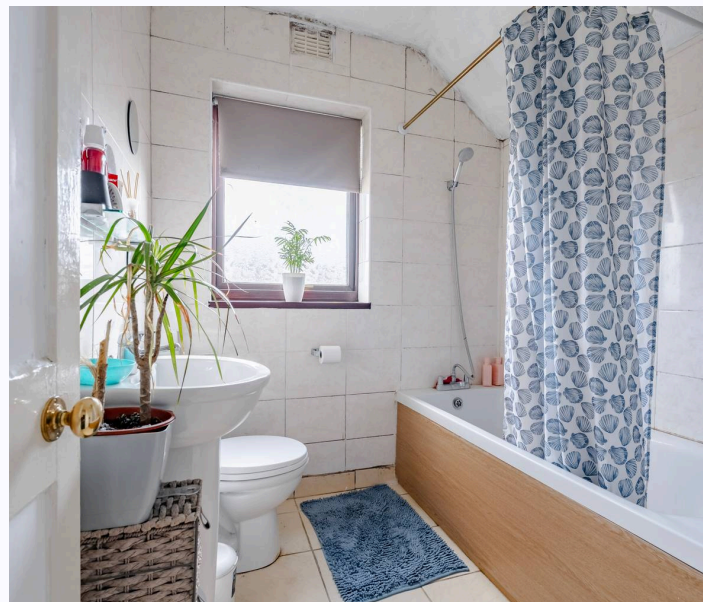
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Great Yarmouth

Wolseley Road is located in the Southtown area of Great Yarmouth, a coastal town in Norfolk. Local amenities are within walking distance: small convenience shops and takeaways serve daily needs, while the broader town centre, just a short walk or bus ride away, offers supermarkets, banks, cafés, and high street retailers.

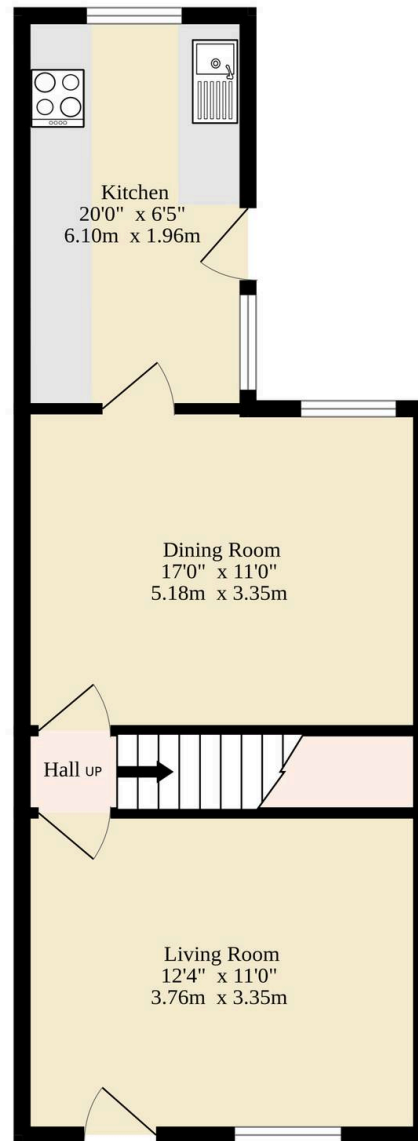
For families, schooling options are nearby. Southtown Primary School and Cobholm Primary Academy are within easy walking distance, and secondary education can be accessed at Ormiston Victory Academy or Great Yarmouth Charter Academy, both a short bus ride away. Local healthcare services, including GP practices and pharmacies, are also conveniently close.

Transport links are practical: local bus routes connect Southtown to the seafront, town centre, and surrounding residential areas, while Great Yarmouth railway station provides direct services to Norwich and onward

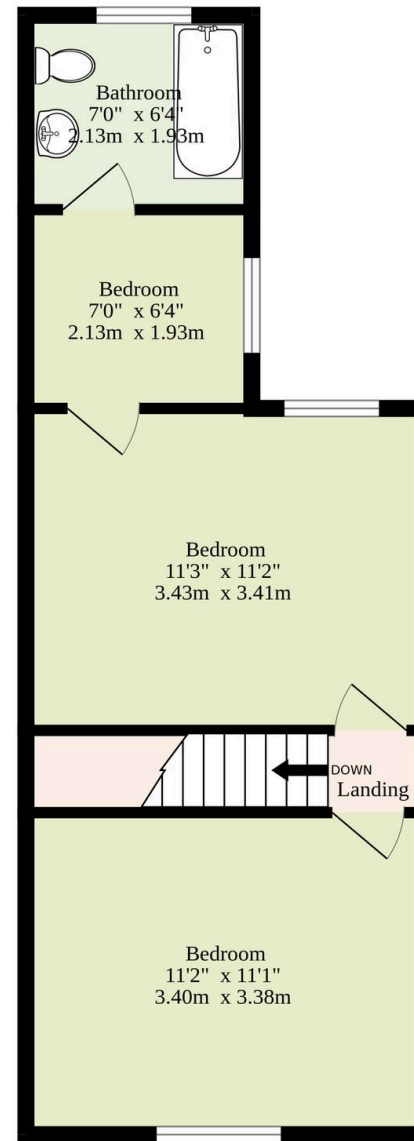


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Ground Floor
451 sq.ft. (41.9 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
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