



2 Trafalgar Road, Great Yarmouth

£240,000 Freehold

Just moments from the golden sands of Great Yarmouth, this bay-fronted 10-bedroom mid-terrace house spans four floors and benefits from full residential status, making it ideal as a spacious family home or a potential guesthouse. The basement provides scope for an additional bedroom, storage, or living space, while the ground floor includes a bay-fronted lounge, a separate dining room with a character fireplace, and a further generous reception room suited to a variety of uses. A fitted kitchen and large utility room add practicality with potential to extend or reconfigure. Bathrooms are arranged across the property and supported by two separate WCs. The third floor provides flexibility for further bedrooms, a home office, or a games room, enhancing the property's versatility for lifestyle or business purposes. Perfectly located, it sits close to shops, cafés, restaurants, entertainment venues, and excellent transport links into Norwich and beyond.

Council Tax band: C

Tenure: Freehold

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Location

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Location

Trafalgar Road is set within the sought-after coastal town of Great Yarmouth, just moments from the golden sandy beach and lively seafront attractions. The area provides a wealth of amenities, including shops, cafés, restaurants, and entertainment venues, with further retail and leisure options in the town centre. Excellent transport links via the nearby train station and regular bus services make travel into Norwich and the surrounding areas convenient, while schools, healthcare facilities, and scenic coastal walks are also close at hand. Visitors can enjoy the famous Golden Mile, Sea Life Centre, Britannia Pier, and Wellington Pier, as well as boat trips on the Norfolk Broads, historic sites such as Great Yarmouth Minster, or simply relaxing by the sea. The town is alive with year-round events and seasonal attractions, creating a vibrant atmosphere for residents and tourists alike. With its unique mix of coastal charm and everyday convenience, this location offers an excellent setting for a wide range of lifestyles.

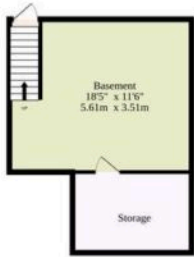
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Step through the porch and into the hallway, where you are welcomed by a bay-fronted living room. This elegant space features a character fireplace and offers flexibility as a formal reception area or guest dining space, depending on future needs. Adjoining this is the dining room, which also enjoys its own fireplace and provides further versatility for residents or business use. Both rooms are finished with carpeted flooring and retain plenty of character.

From here, a door leads into the rear hall, where a practical shower room provides convenience. Beyond, you will find a large utility area with fitted units, a sink, and a skylight that fills the space with natural light. This area also offers direct access to the outside and the opportunity to extend or reconfigure the kitchen arrangement. The current kitchen is compact yet well equipped with fitted wall and base units, tiled splashbacks, and one gas hob paired with two ovens, but it holds clear potential to be opened



Basement
388 sq.ft. (35.7 sq.m.) approx.



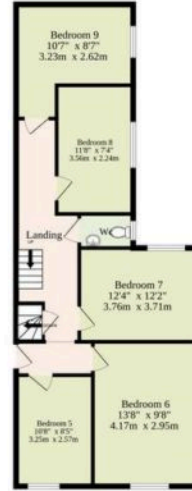
Ground Floor
562 sq.ft. (51.9 sq.m.) approx.



1st Floor
711 sq.ft. (65.7 sq.m.) approx.



2nd Floor
481 sq.ft. (44.6 sq.m.) approx.



3rd Floor
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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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