



Guide Price £90,000

2 Bedroom Terraced House for sale  
98 Exmouth Road, Great Yarmouth





## Overview

Vacant and ready for a speedy completion, this 2-bedroom terrace near Great Yarmouth's North Quay is a cracking opportunity for first-time buyers, downsizers or investors. Call today to view.



## Key Features

- Chain Free
- 2-Bedroom Terraced House
- Kitchen with Generous Worktop and Electric Hob and Oven
- Combi Gas Boiler, Double-Glazed and Electric Shower
- Extensive Driveway Offering Scope for the Future
- Short Walk of South Beach, Market Gates and Train Station
- Viewings Readily Available
- For Sale by Modern Method of Auction



Welcome to Exmouth Road, Great Yarmouth. If you've been searching for a terraced home with proper off-road parking, this one deserves your attention. Set back from the road with an extensive front driveway, this property offers a practical layout, strong rental appeal, and the kind of "add value" potential that suits both investors and first-time buyers looking for a manageable project.

Step inside and you'll find a bright lounge-diner - a comfortable, versatile space for everyday living. The kitchen sits adjacent with generous worktop space, fitted electric oven, hob and extractor hood, while the ground-floor shower room is positioned to the rear.

Upstairs are two well-proportioned bedrooms, both enjoying plenty of natural light. The front bedroom benefits from a built-in cupboard, and the rear bedroom houses the combi boiler neatly over the stairwell.

Location-wise, you're well placed for Great Yarmouth town centre and North Quay, with shops, gyms, everyday amenities and transport links close by - plus the seafront within easy reach for a breath of fresh air.

The sellers are committed to a set completion timeframe, offering buyers confidence and swift progress. Viewings are readily available; simply call us 24/7.

What3Ways: [///vibe.cubes.socket](http://vibe.cubes.socket)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will



receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### **Kitchen**

10' 9" x 7' 3" (3.30m x 2.22m)

Vinyl flooring, uPVC double-glazed window, base-mounted units with integrated electric oven, hot and extractor hood, freestanding washing machine, splashback tiling, multiple sockets and ceiling light.

### **Lounge-Diner**

10' 9" x 9' 11" (3.30m x 3.03m)

Fitted carpet, uPVC double-glazed window, ceiling light, multiple sockets, tv aerial, radiator and cupboard housing the consumer unit.

### **Bedroom One**

10' 9" x 9' 11" (3.28m x 3.03m)

Fitted carpet, uPVC double-glazed window, built-in floor-to-ceiling cupboard, multiple sockets, tv aerial, ceiling light and radiator.

### **Bedroom Two**

8' 3" x 7' 3" (2.53m x 2.22m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, radiator, multiple sockets and cupboard housing the combi gas boiler.

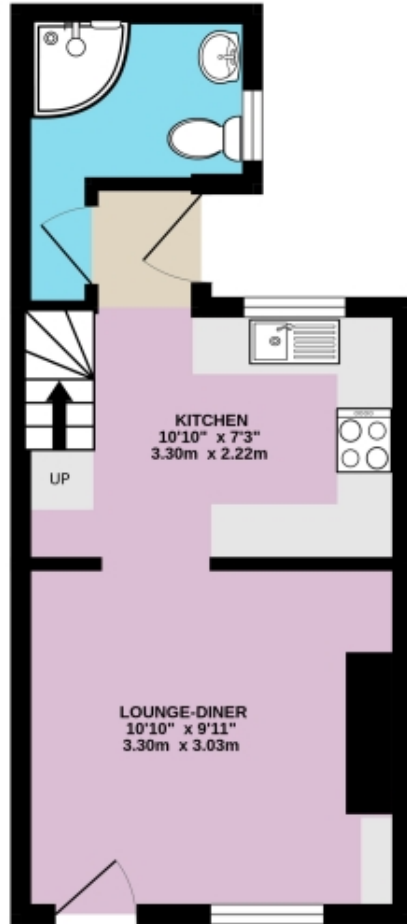
### **Shower Room**

9' 1" x 6' 6" (2.77m x 2.00m)

Vinyl flooring, obscured uPVC double-glazed window, corner shower unit with electric shower, tiled walls, wash hand basin, toilet, heated towel rail, ceiling light and extractor fan.

# Floorplans

GROUND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



1ST FLOOR  
180 sq.ft. (16.8 sq.m.) approx.



2-BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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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# EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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