



Minors & Brady

4 West Street, Great Yarmouth
£125,000

4 West Street

Great Yarmouth

This semi-detached house in the coastal town of Great Yarmouth presents a unique opportunity for individuals seeking a comfortable and convenient lifestyle. With its bright and airy interior, well-designed living spaces, and proximity to local amenities and natural surroundings, this property encapsulates the essence of coastal living. Whether you are looking for a first home or an investment opportunity, this property is sure to exceed your expectations.

LOCATION

Great Yarmouth is a coastal town in Norfolk, England, located on the eastern edge of the country where the River Yare meets the North Sea. Known for its rich maritime history, the town has been a popular seaside resort since the 18th century, attracting visitors with its sandy beaches, amusement arcades, and traditional seaside attractions like the historic Great Yarmouth Pleasure Beach. The town's maritime heritage is still visible in landmarks such as the Time and Tide Museum and its preserved fishing quarter. Beyond tourism, Great Yarmouth is a hub for the offshore energy industry, particularly supporting the wind farms in the North Sea. Its proximity to the Broads National Park also makes it a gateway for scenic waterways and countryside adventures.





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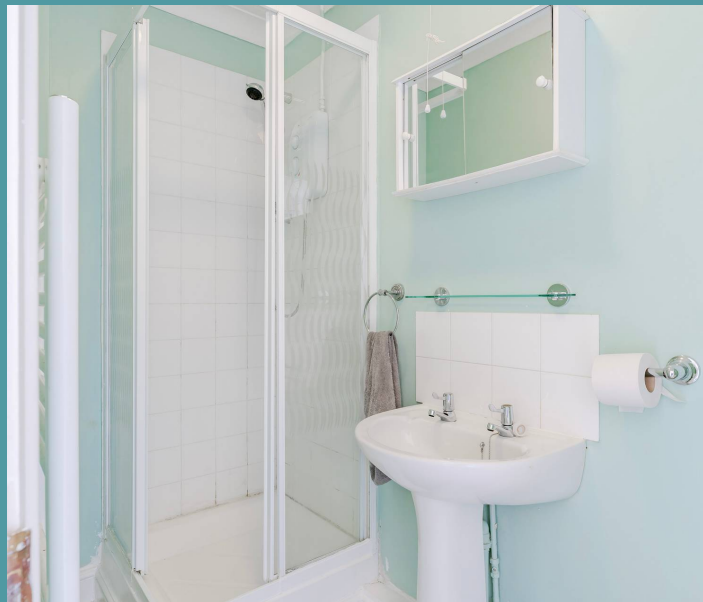
Upon entering the property, you are greeted by a welcoming sitting/dining room, ideal for relaxation or entertaining guests. The neutral colour palette and ample natural light create a warm ambiance that permeates throughout the space, making it a delightful area to unwind after a long day. The fitted kitchen is suitable for cooking your favourite meals, offering plenty of storage and counter-top space for meal preparation.

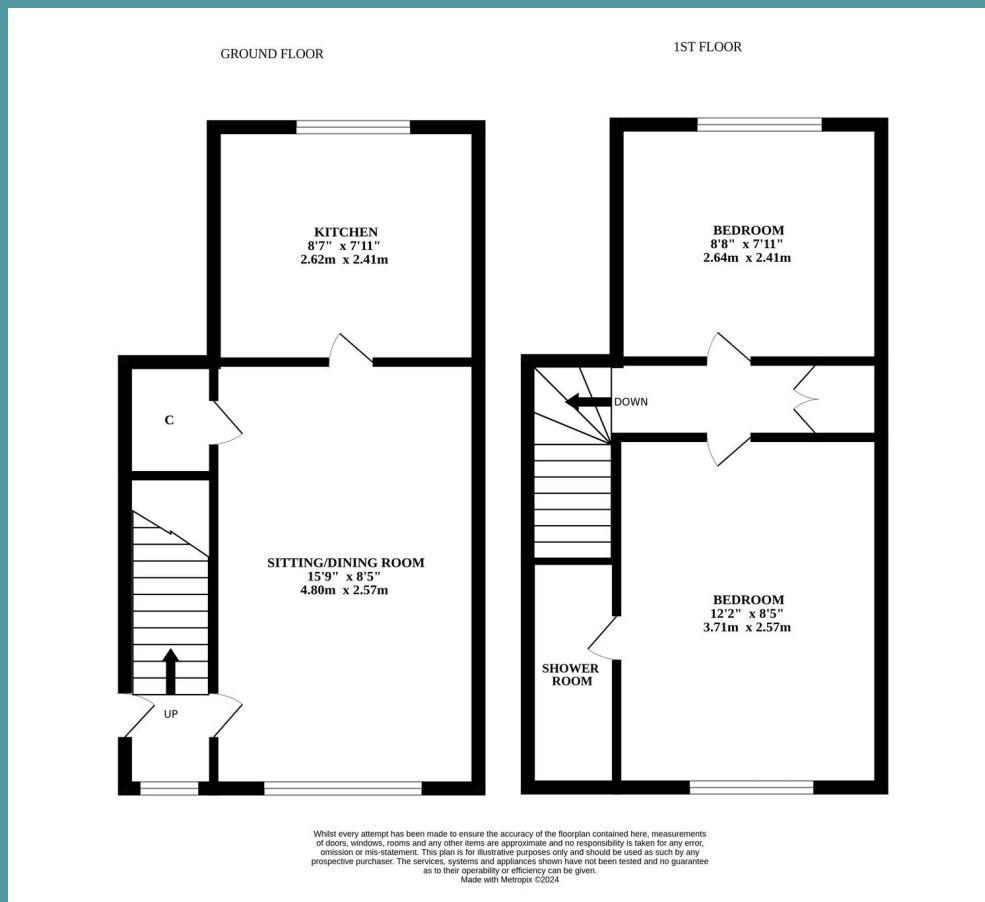
Ascending to the upper level, you will find two double bedrooms. Each bedroom is thoughtfully designed to maximise space and comfort for its occupants. Additionally, the property includes a convenient shower room, accommodating all residents.

Situated in the coastal town of Great Yarmouth, this property enjoys a prime location that is in close proximity to all local amenities and natural surroundings. From vibrant shops and restaurants to scenic parks and beaches, residents have easy access to a variety of leisure activities and conveniences. Whether you prefer a leisurely stroll along the promenade or a day of shopping in the town centre, this property provides the perfect base to explore all that this charming town has to offer.



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AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A

- Semi-detached residence
- Perfect first home or investment purchase
- Bright and airy interior
- Comfortable sitting/dining room
- Fitted kitchen
- Two double bedrooms & a shower room
- Coastal town of Great Yarmouth - in close proximity to all local amenities and natural surroundings



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	