



Vine Cottage, Row 92 South Quay

£190,000 Leasehold

Immaculately presented and fully renovated throughout, this Grade II listed cottage combines timeless charm with modern convenience. Featuring two double bedrooms, a spacious lounge, and a beautifully appointed open-plan kitchen/diner with integrated appliances, this home is designed for both comfort and style. Two contemporary bathrooms with underfloor heating, and high-quality finishes throughout add to its appeal. Outside, a private courtyard provides an inviting space, with the added benefit of direct access to a private car park with off-road parking and an intercom entry system.

Location

South Quay in Great Yarmouth is a historic riverside location known for its rich maritime heritage and charming period architecture. Situated along the banks of the River Yare, South Quay offers easy access to Great Yarmouth's bustling town centre, with a variety of shops, restaurants, and local amenities just a short walk away. The area is well-served by public transport, connecting residents to nearby towns and the Norfolk Broads, while the A47 provides straightforward routes to Norwich and Lowestoft. Nearby attractions include the Time and Tide Museum, the historic South Quay buildings, and the scenic coastal stretches of Great Yarmouth Beach, making this location ideal for those seeking a balance of history, convenience, and coastal charm.



Agents Note

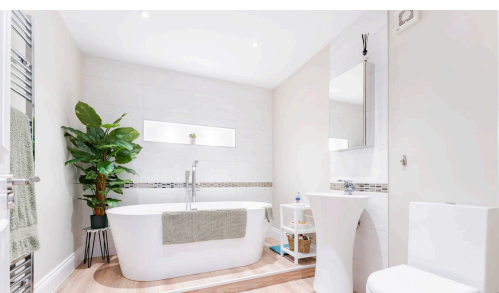
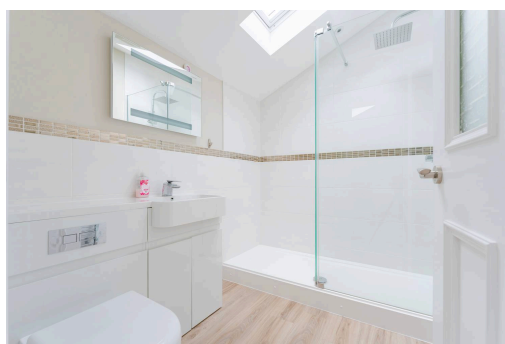
We understand that the property is being sold as a leasehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A

Ground Rent - £21.00 p/m

Maintenance Fee - £105 p/m

94 years left on the lease



South Quay, Great Yarmouth

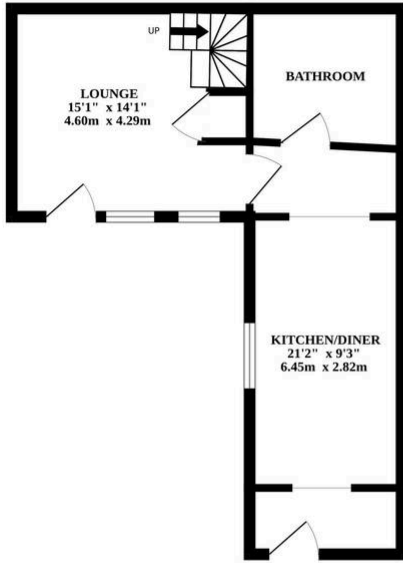
This Grade II listed cottage has been fully renovated, blending modern style with period features. Step inside the porch leading to the open-plan kitchen/dining room. The open-plan kitchen/dining room is equipped with high-quality built-in white cabinets with wooden effect countertops and integrated appliances. Including an oven, fridge-freezer, dishwasher, and washing machine, with plenty of space for a dining set. The spacious lounge features large windows, laminate flooring, and a door leading to the private courtyard, filling the space with natural light. From the lounge carpet covered stairs lead you to the first floor. A contemporary bathroom with underfloor heating and a raised bathtub complete the ground floor, providing both practicality and style.

On the first floor, there are two generous double bedrooms. The main bedroom is a true highlight, complete with a walk-in closet and a modern en suite bathroom. The bathroom includes a step-in shower and underfloor heating for added comfort. New sash windows bring a classic touch, while updates throughout the upper floor ensure a fresh, inviting atmosphere.

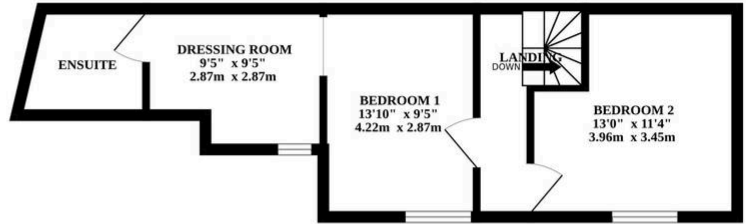
Outside, the property features a private courtyard, perfect for outdoor activities. This space is paved throughout and a convenient side gate leads directly to the car park, where the property benefits from off-road parking in a private car park. An intercom entry system provides additional security and convenience.



GROUND FLOOR



1ST FLOOR



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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