



34a Russell Road, Great Yarmouth  
£65,000

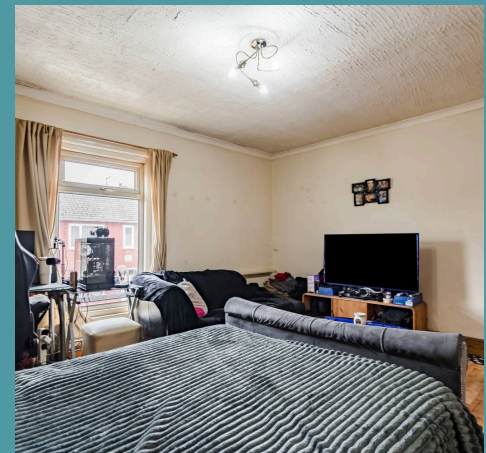
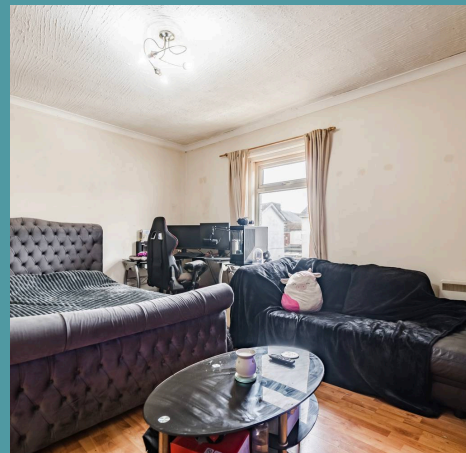
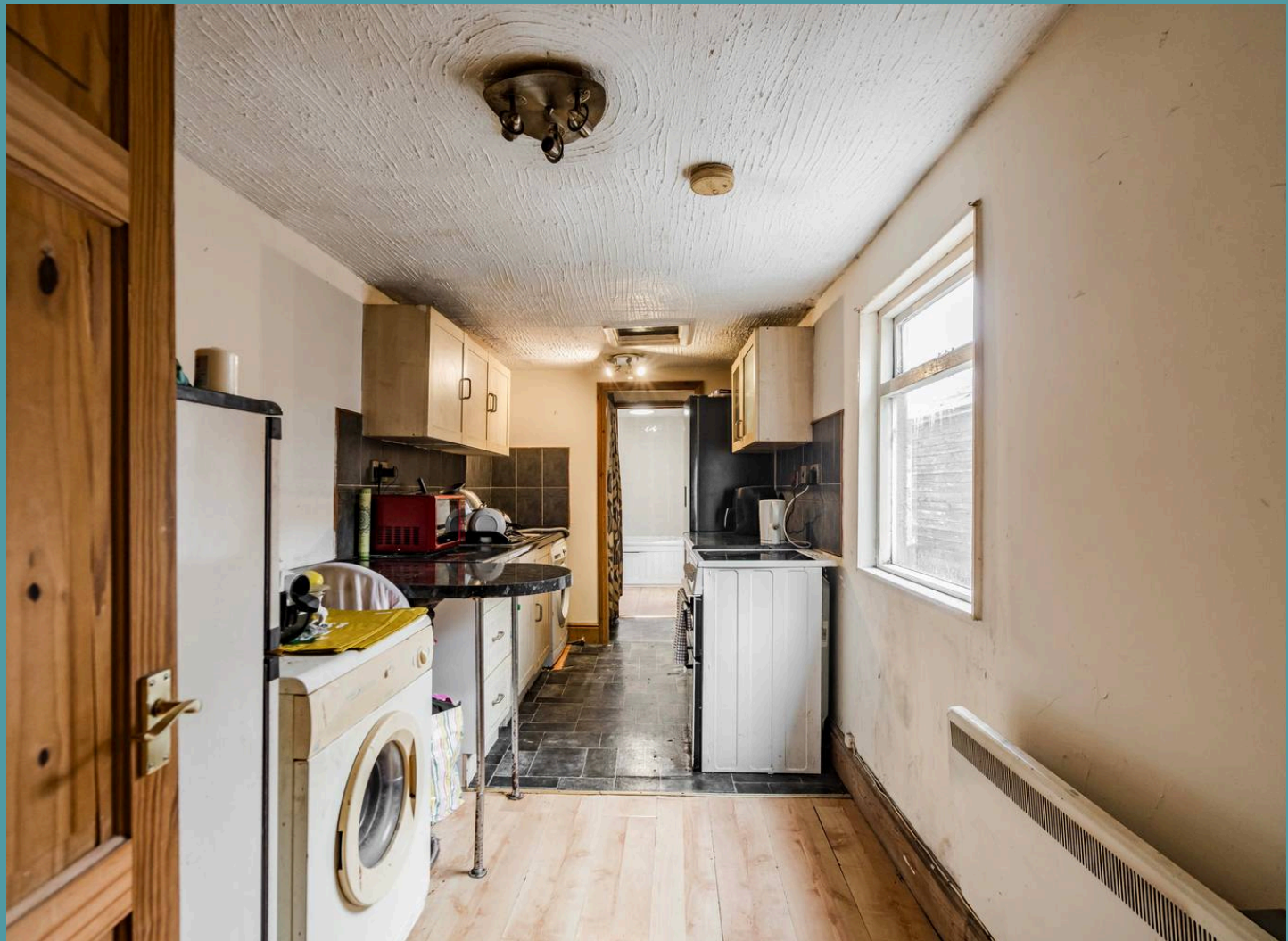
# 34a Russell Road

## Great Yarmouth

Presenting this first floor flat within a prime location of the town Great Yarmouth. It is the perfect opportunity for first time buyers or an investment purchase, highlighting a kitchen, sitting room, bedroom and a bathroom, with on-road parking available. Its position ensures you are within close proximity to local shops, transport, healthcare facilities and the coast.

### Location

Nestled in the heart of Great Yarmouth, Russell Road enjoys a prime location that combines coastal charm with urban convenience. Located just minutes from the bustling town centre, this property offers easy access to a variety of local amenities, including shops, restaurants, and entertainment options. The nearby Great Yarmouth seafront, with its sandy beaches and lively attractions, provides a perfect escape for relaxation and family-friendly activities. Excellent transport links make commuting a breeze, while local schools and parks add to the area's appeal for families. Granville Road itself is a welcoming residential street, offering a quiet setting within reach of everything Great Yarmouth has to offer.





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Great Yarmouth

Upon entering the flat, you are greeted by a well-appointed kitchen, complete with a range of wall and base units providing ample storage space for meal preparation. The sitting room is suitable for relaxation and entertaining, with plenty of space for your seating and dining arrangements. Accommodation includes a double bedroom and a family bathroom. For those with vehicles, on-road parking is available, offering a hassle-free solution.

### Agents Notes

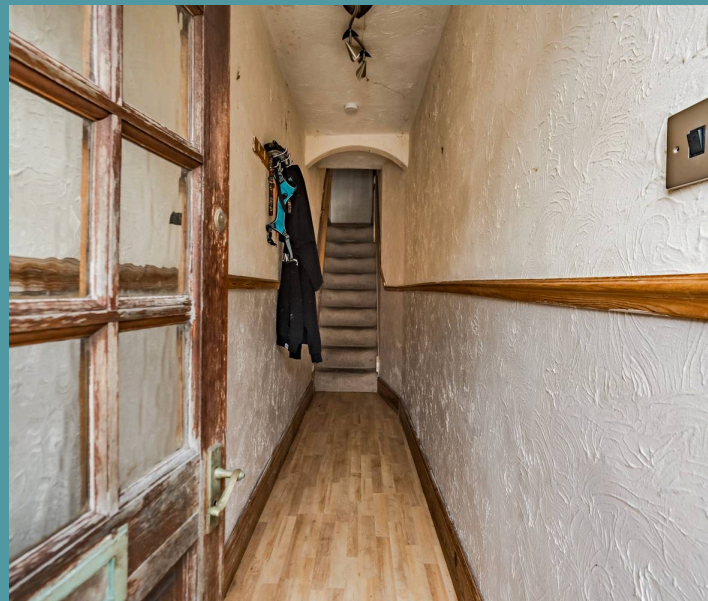
We understand that this property is leasehold. Connected to mains water, electricity and drainage.

No gas supply.

Heating system - Electric heaters.

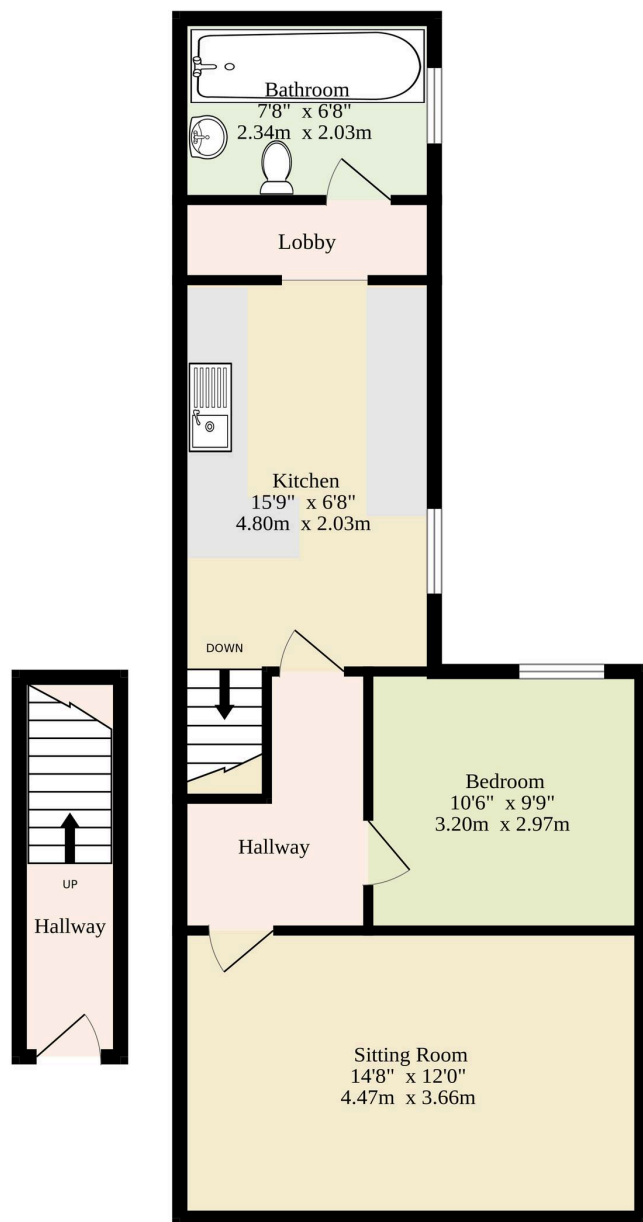
Council Tax Band: A

- First floor flat in the coastal town of Great Yarmouth
- Prime location
- Perfect first time buy or investment purchase
- Kitchen with wall and base units and plenty of storage space
- Sitting room for relaxation and entertaining
- Double bedroom and a bathroom
- On-road parking available
- Close to local shops, transport, healthcare facilities and the coast



Ground Floor  
44 sq.ft. (4.1 sq.m.) approx.

1st Floor  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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