



17 School Road, Great Yarmouth

Offers Over £120,000

17 School Road

Great Yarmouth

Welcome to this three bedroom end-terrace residence, offering a delightful living space perfect for first-time homebuyers or an investment purchase. Situated in a convenient location of Great Yarmouth, this property presents the option of either a chain-free purchase or the opportunity to continue with the current tenant in situ, achieving a 7% yield.

LOCATION

School Road, located in the vibrant coastal town of Great Yarmouth, offers a convenient and well-connected setting for residents. Situated in the heart of this bustling seaside town, School Road provides easy access to an array of amenities, including local shops, restaurants, schools, and recreational facilities. Great Yarmouth is celebrated for its picturesque coastline, offering pristine sandy beaches and stunning seafront promenades, perfect for leisurely strolls and enjoying the sea breeze. The town is rich in history and culture, with numerous historical landmarks and attractions, including the iconic Britannia Pier and the Sea Life Centre. This location benefits from excellent transportation links, ensuring swift commutes to nearby towns and cities, making School Road an ideal spot for those looking to embrace coastal living with urban convenience.





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Upon entering the property, you are greeted by a comfortable sitting room and a dining room, ideal for relaxing evenings or family gatherings. The kitchen is fitted with units and appliances to be able to cook your favourite meals, complemented by the convenient ground floor bathroom for added practicality.

Ascending to the first floor, you will discover three well-proportioned bedrooms, each designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, guest bedroom or a dedicated work space.

Towards the rear is a small courtyard, offering a low-maintenance solution for those seeking a quiet spot to relax outdoors. Strategically located, this residence is in close proximity to all local amenities, ensuring that daily necessities are within easy reach.

AGENTS NOTES

We understand that this property is freehold.

Current rental income - £700 pcm.

Connected to mains water, electricity, gas and drainage.

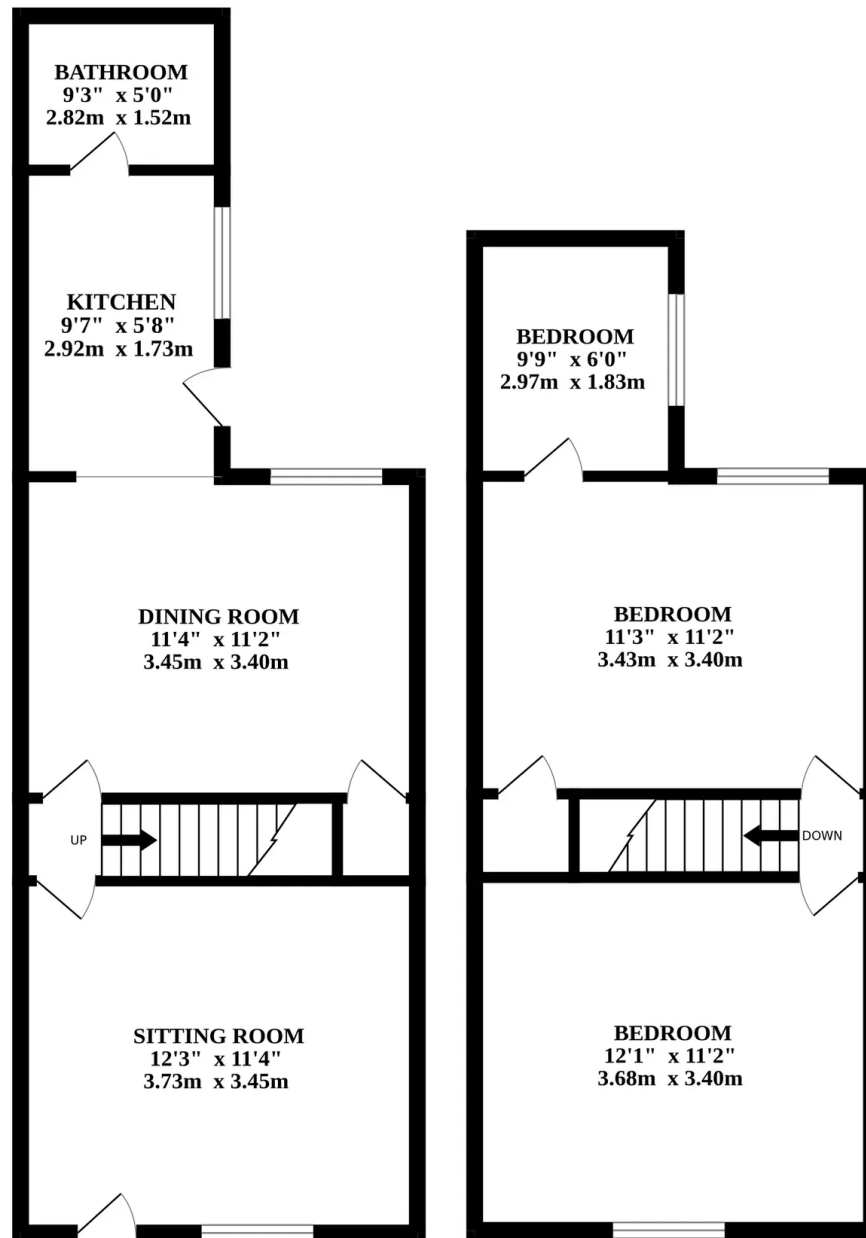
Heating system - Gas central heating

Council Tax Band: A



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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