

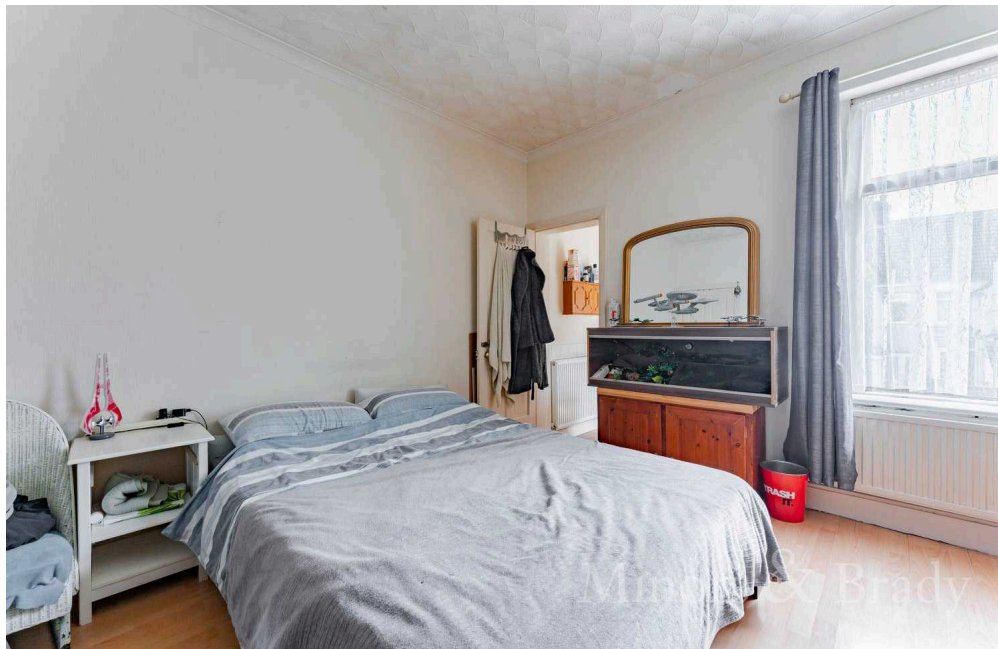
103 Granville Road, Great Yarmouth

£120,000 Freehold

Welcome to this charming 2 bedroom terraced house, an ideal opportunity for first-time buyers or investors looking for a property that offers great rental potential with tenants already in situ. Conveniently situated close to a variety of local amenities, this property offers easy access to shops, schools, and transport links, ensuring that residents have everything they need within reach.

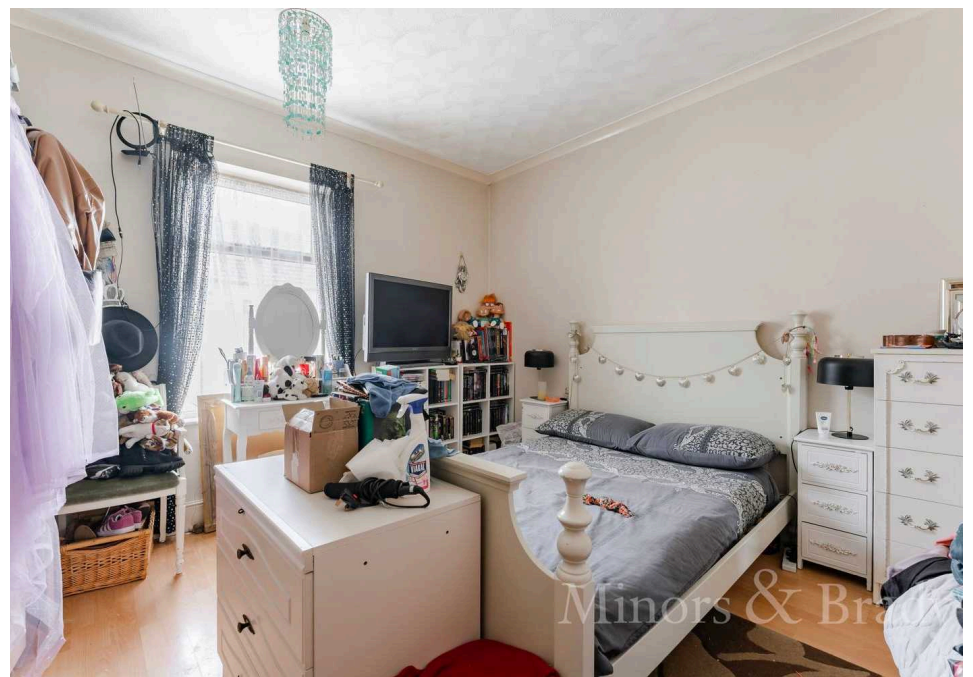
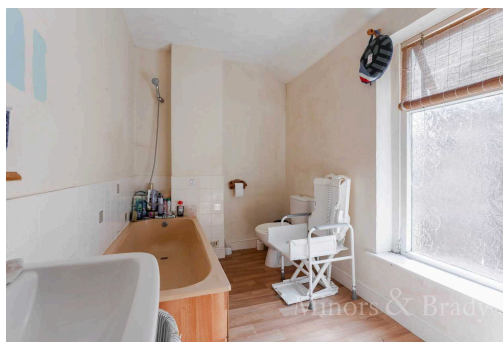
Location

Nestled in the heart of Great Yarmouth, Granville 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 is a welcoming residential street, offering a quiet setting within reach of everything Great Yarmouth has to offer.



Granville Road

Upon entering the home, you are greeted by a welcoming living room that seamlessly flows into the dining room. The layout not only provides a cosy ambience for relaxation and entertainment but also offers functional living spaces. The dining room offers access to the understairs storage and the well-appointed kitchen, which features a door leading to the rear courtyard.



The property has seen recent upgrades including a new roof, windows, and doors, enhancing both its aesthetic appeal and structural integrity. A modern boiler, less than six months old, ensures efficient heating and hot water supply, adding to the property's overall allure. We understand the current owners are renting the property for £750, this would provide you with a yield of 7.5%.

Ascending the stairs, you will find two generously proportioned bedrooms and a conveniently located bathroom just off bedroom one. Offering comfortable accommodation and ample natural light, the bedrooms provide a space for rest and relaxation.

Externally, the property features a low-maintenance front garden that leads to the entrance door, welcoming you home. The rear courtyard boasts a patio area, ideal for creating a private outdoor space for unwinding after a long day.

Agents Notes

We understand this property will be sold freehold, connected to mains water.

Tax Council Band - TBD

Council Tax band: TBD

Tenure: Freehold

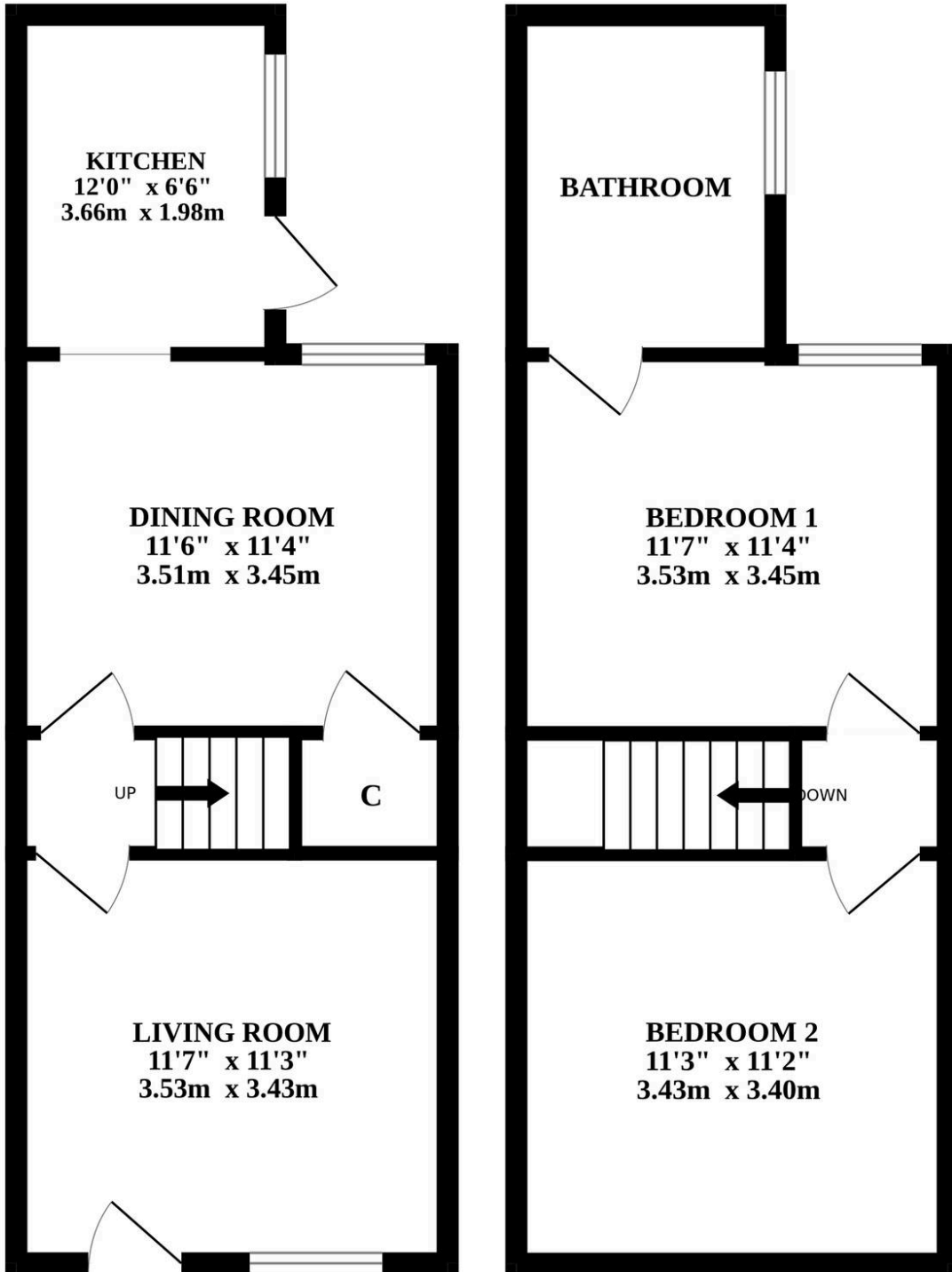
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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.
Made with Metropix ©2023