



## The Warren, 19 Trafalgar Road

£180,000 Freehold

Explore this extraordinary mid-terrace guest house, a seaside gem offering a unique investment opportunity. Sitting down Trafalgar Road in Great Yarmouth, in close proximity to all local amenities and natural surroundings. Situated just a one-minute stroll from the beach, making it the perfect choice for guests seeking a relaxing coastal getaway. Its accommodation is full of potential, set across three floors, enhancing nine bedrooms, four ensuites, a shower room and four reception rooms.

Council Tax band: A

Tenure: Freehold

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## LOCATION

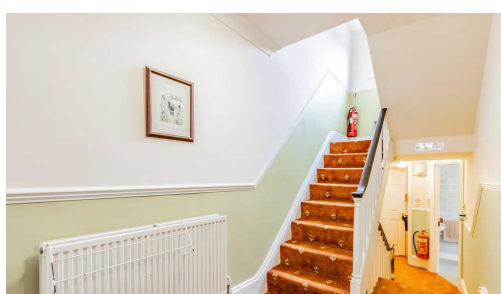
Situated in the vibrant coastal town of Great Yarmouth, Trafalgar Road captures the essence of seaside living. This central location offers residents the perfect blend of urban convenience and coastal charm. With a myriad of shops, restaurants, and entertainment options within easy reach, Trafalgar Road provides a lively and dynamic environment. The nearby seafront and historic attractions add to the appeal, allowing residents to immerse themselves in the rich maritime heritage of Great Yarmouth. Whether enjoying a leisurely stroll along the promenade,



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## TRAFALGAR ROAD

Step inside where you are greeted by a welcoming entrance hall. Located at the front of the property is an open plan living area, with the presence of a beautiful bay window, where you can showcase your comfortable furniture and dining set-up. Transitioning into the kitchen, fitted with units and appliances to be able to cook your favourite meals. Completed with a utility room, for your laundry goods and additional storage. The ground floor benefits from a second lounge, with the versatility to meet your own requirements. The layout ensures easy access to a double bedroom and ensuite.

Ascend to the first and second floor, where you'll find eight bedrooms designed to offer you relaxation and privacy. Three of which are complimented with their own ensuites, adding convenience and comfort. The main shower room comprises of a three piece suite, accommodating all family members and guests.

## AGENTS NOTES

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

Heating system - Gas Central Heating

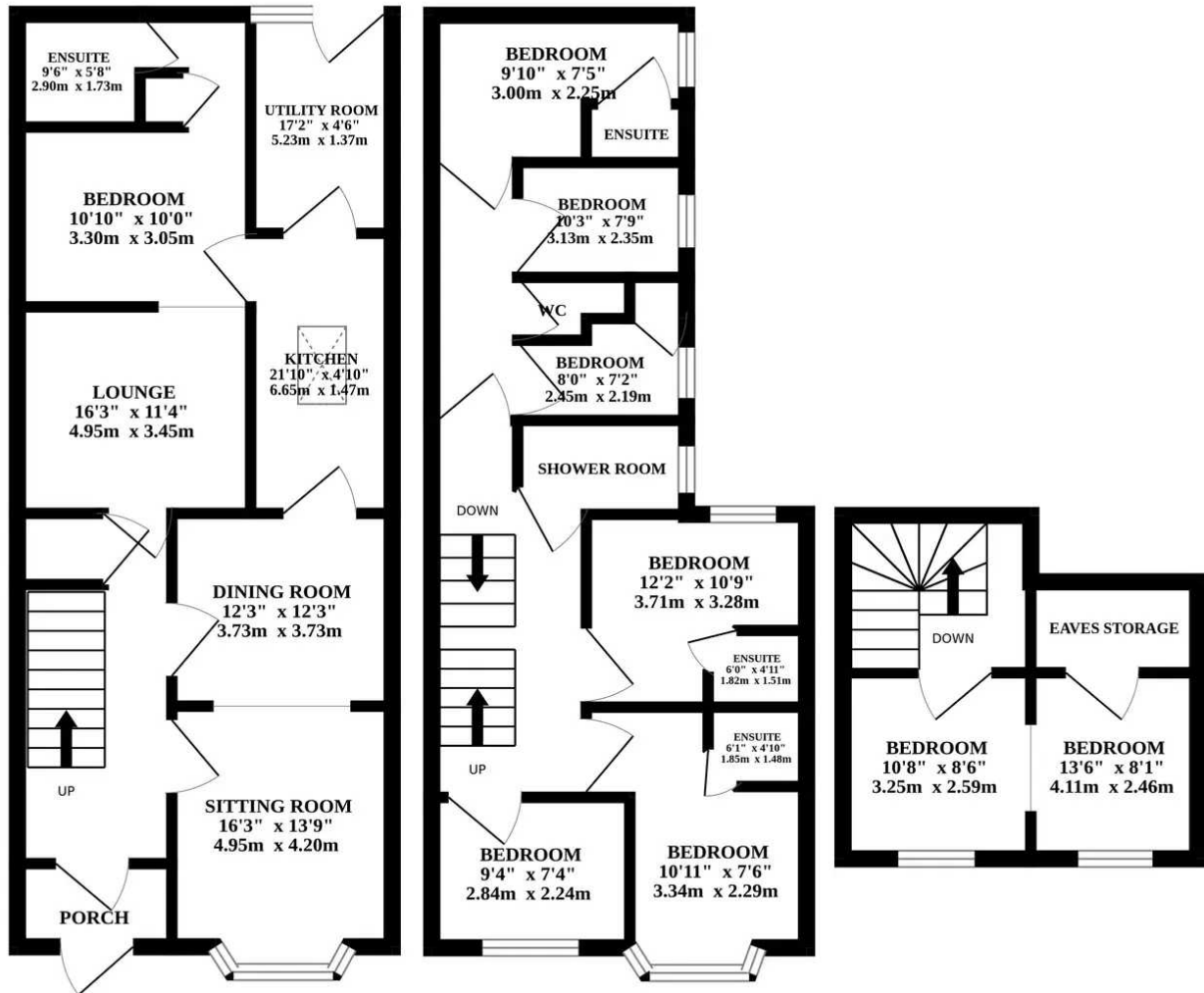
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GROUND FLOOR

1ST FLOOR

2ND 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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