

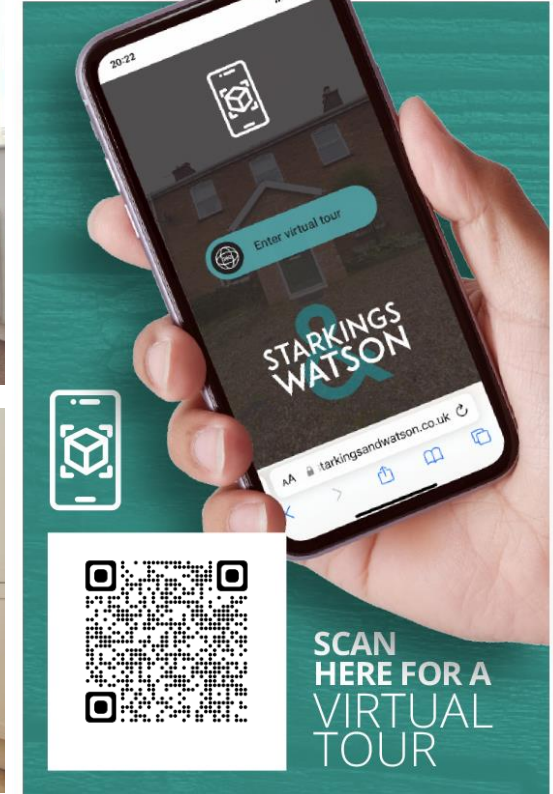
WELLESLEY ROAD

# Great Yarmouth NR30 2AR

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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# STARKINGS & WATSON



- Top Floor Apartment
- Town Centre Location
- Permit Parking
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Space for Appliances
- One Double Bedrooms
- En Suite Shower Room
- Gas Fired Central Heating

Converted in 2020, this MODERN TOP FLOOR apartment offers SPACIOUS ROOMS and a HIGH QUALITY FINISH. Located within a WELL MAINTAINED BUILDING with PERMIT PARKING close by, the property benefits from its own gas fired CENTRAL HEATING SYSTEM. With STAIRS leading up from the communal entrance, a USEFUL HALL offers storage and a BUILT-IN CUPBOARD, with doors to open plan sitting/dining room and KITCHEN - with space for a fridge freezer and washing machine, and to the DOUBLE BEDROOM with EN SUITE SHOWER ROOM. Finished in a NEUTRAL DECOR with quality floor coverings, the property is ready to move in.

#### LOCATION

The property is situated in the heart of Great Yarmouth, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping

both in and out of town.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR30 2AR), but to help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda, continue over the roundabout and straight over the first set of traffic lights. Turn left at the second set of traffic lights onto St Nicholas Road passing the supermarket, which becomes Euston Road. Turn right onto Wellesley Road, where the property can be found on your left hand side, indicated by our To Let board.

Approached via a secure intercom entrance, stairs leading to the top floor landing.

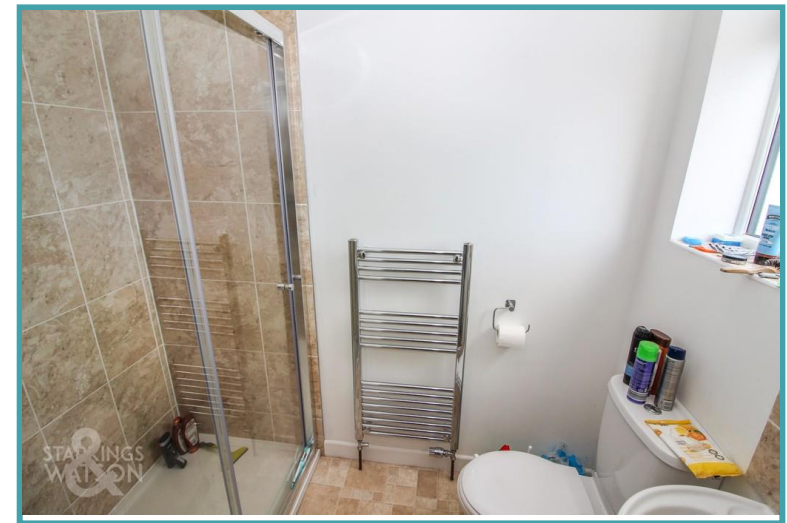
Entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard, thermostat heating control, electric fuse box, doors to:

#### SITTING ROOM/KITCHEN

20' 9" x 8' 8" (6.32m x 2.64m) Offering an open plan space with panoramic views over the town centre, finished with fitted carpet, radiator, uPVC double glazed window to front x2, television point, fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with



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mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan over, tiled effect flooring, space for fridge freezer and washing machine, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

#### DOUBLE BEDROOM

11' 10" x 11' 4" Max. Some Restricted Height. (3.61m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to rear x2, smooth ceiling, door to:

#### SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, shaver light, smooth ceiling with extractor fan.

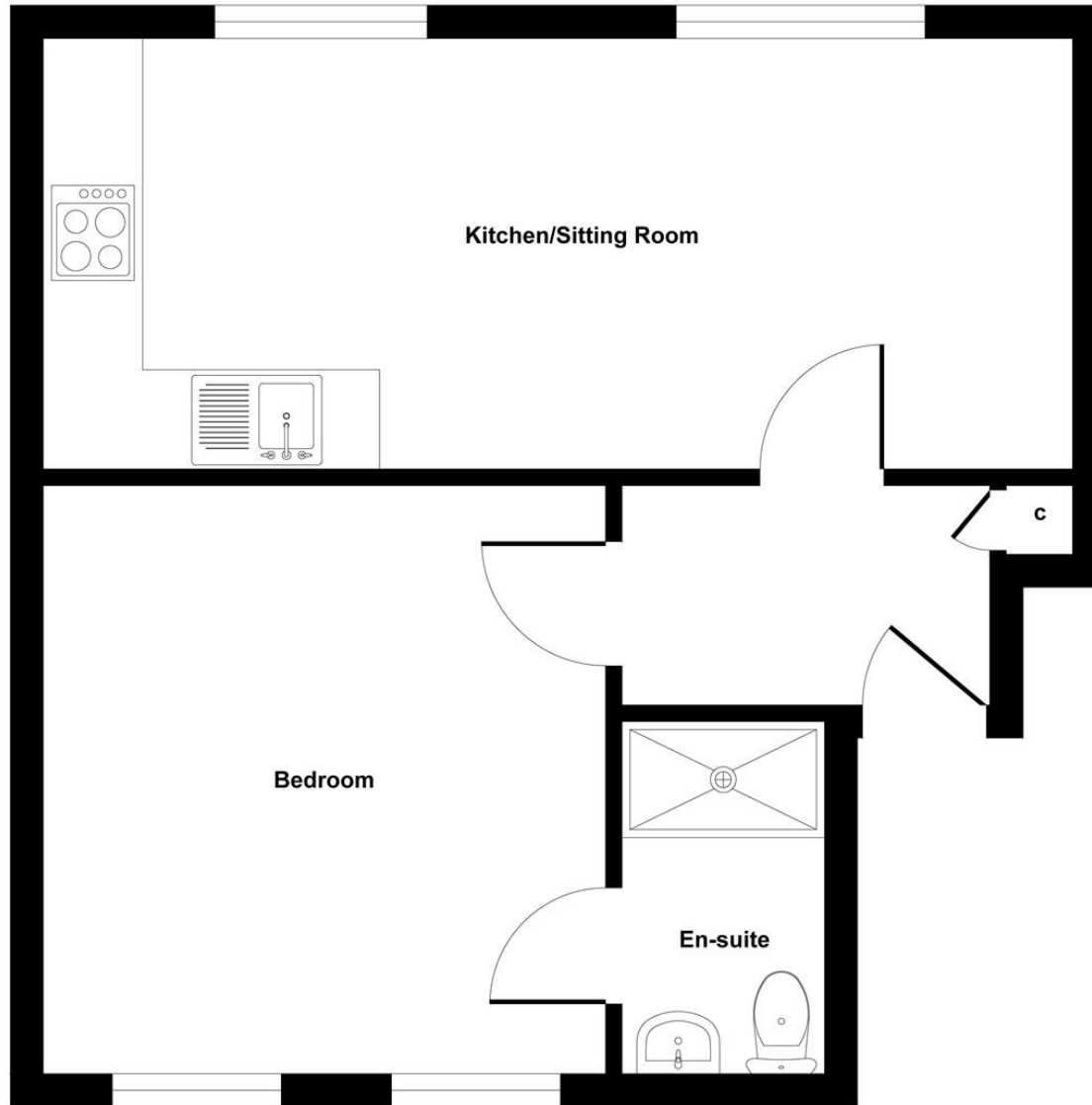
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**STARKINGS  
&  
WATSON**

**Floor Plan**  
**Approximate Floor Area**  
**390 sq. ft**  
**(36.23 sq. m)**

**Approx. Gross Internal Floor Area 390 sq. ft / 36.23 sq. m**