



38 Anson Road, Great Yarmouth

£110,000 Freehold

GUIDE PRICE: £110,000-£120,000. This mid-terraced house presents an excellent opportunity for investors or first-time buyers seeking a property that offers both comfortable living spaces and a convenient location. With a tenant already in place and a range of appealing features, this property is sure to attract discerning buyers looking to make an investment purchase in the vibrant market. Book your viewing today to experience the potential and charm of this delightful property firsthand.

Council Tax band: A

Tenure: Freehold

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LOCATION

Great Yarmouth is a seaside town located on the eastern coast of England in Norfolk, renowned for its long sandy beaches and rich maritime heritage. Situated at the mouth of the River Yare, it opens out into the North Sea, offering a picturesque setting where the town meets the coast. Historically, Great Yarmouth has been an important fishing port, especially for herring, and the remnants of its past are reflected in the town's architecture and museums. The town's seafront, known as the "Golden Mile," is a hub for tourism, featuring amusement arcades, fairground rides, and family attractions. With its proximity to the Norfolk Broads, a



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ANSON ROAD

The property is currently tenanted, providing a hassle-free income stream at a rate of £795 per calendar month, equating to a healthy 0.6% yield. This makes it an attractive option for those seeking a property with existing rental income.

The interior of the home comprises well-appointed reception rooms that create a welcoming ambiance for relaxation and social gatherings. The fitted kitchen adds a touch of functionality, complete with all the necessary amenities to cater to daily culinary needs.

Ascending to the upper floor, you will find two well-appointed bedrooms, designed to offer relaxation and privacy. The bathroom, centrally located, adds convenience to the layout of this property.

Outside, the property offers a rear garden area, providing a private outdoor space that is ideal for enjoying fresh air and tranquility.



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