



Minors & Brady

46 Wolseley Road, Great Yarmouth

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Great Yarmouth

Minors and Brady are pleased to present this room three bedroom semi-detached house in the popular sea-side town of Great Yarmouth close to local amenities. Boasting a bright lounge, a separate spacious dining area perfect for hosting, a kitchen with access through to the rear garden, three double bedrooms, a family three piece suite and an enclosed colourful rear garden for all to enjoy. This is the perfect home for first time buyers!

LOCATION

Great Yarmouth, located in the NR30 postal code area, is a historic coastal town that beckons with a rich tapestry of maritime heritage and modern attractions. The town, situated on the east coast of Norfolk, is a bustling hub where a blend of Victorian architecture and contemporary structures coexist. The iconic Golden Mile, fringed with amusement arcades, seaside shops, and vibrant attractions, draws both locals and tourists seeking the quintessential British seaside experience. The picturesque seafront promenade offers panoramic views of the North Sea, while the historic marketplace in the town centre adds a touch of tradition to the lively atmosphere. Great Yarmouth's NR30 area encapsulates a diverse and dynamic town where the echoes of the past harmonize with the vibrant present, making it a captivating destination along the Norfolk coast.





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Step inside where you are instantly greeted by two reception rooms, for you to showcase your comfortable furniture and dining set-up, encouraging gatherings with family and friends. The kitchen is fitted with units and appliances to be able to cook your favorite meals. Offering plenty of storage space and under-counter areas for your laundry essentials.

Ascending the staircase, you will find three bedrooms, designed to offer you relaxation and privacy. The third bedroom has the versatility to be a study, dressing room or storage space. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a well maintained garden, primarily laid to lawn with a patio area. It is fully enclosed so you can enjoy in seclusion. On-road parking is available at the front of the property, ensuring convenience for residents and visitors alike.

AGENTS NOTES

Minors and Brady understand this property to be sold freehold with connections to all main services with a gas heating system. There is double glazing and a boiler which is 7 years old.

Council tax band A.

- MID-TERRACE HOME
- PERFECT FIRST TIME BUY OR INVESTMENT PURCHASE
- TWO RECEPTIONS ROOMS



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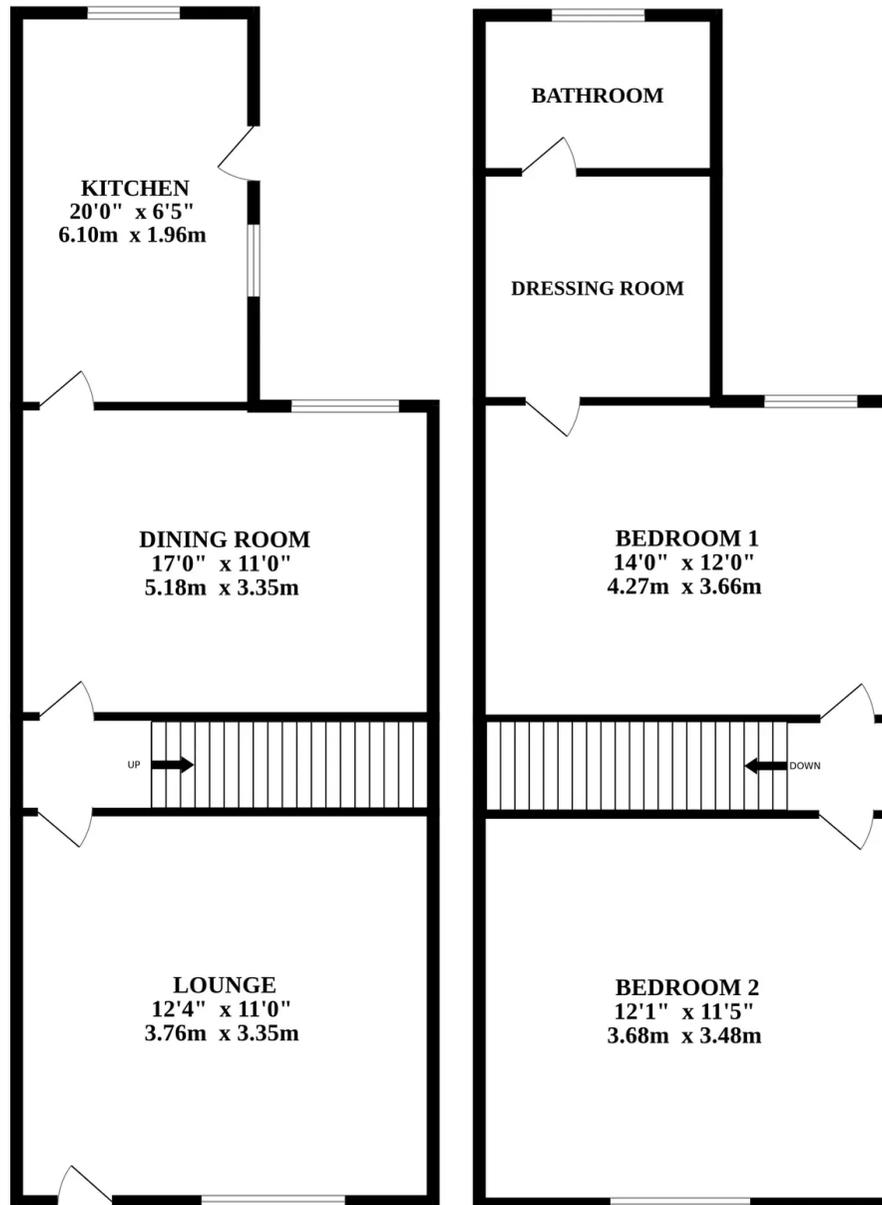
Council tax band A.

- MID-TERRACE HOME
- PERFECT FIRST TIME BUY OR INVESTMENT PURCHASE
- TWO RECEPTIONS ROOMS
- FITTED KITCHEN
- THREE BEDROOMS & BATHROOM
- WELL MAINTAINED GARDEN
- ON ROAD PARKING AVAILABLE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS
- GREAT YARMOUTH, NR31



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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