



Merivon, 6 Trafalgar Road
£250,000

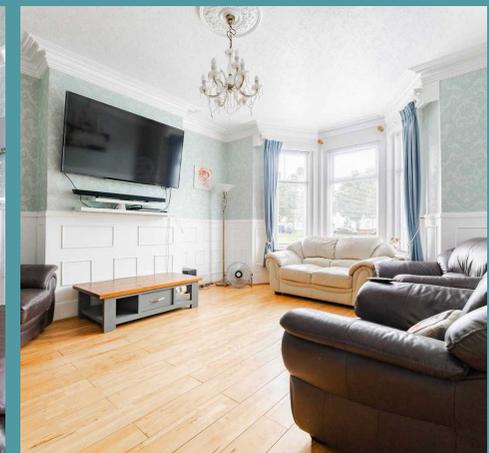
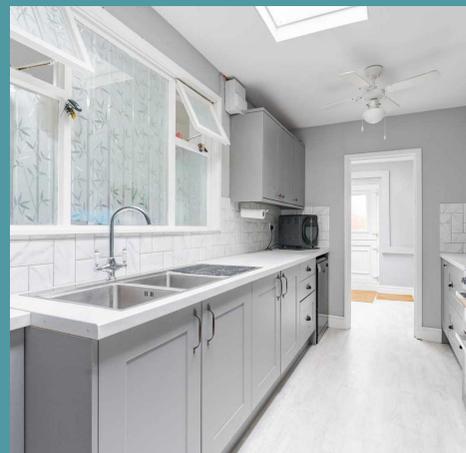
Merivon

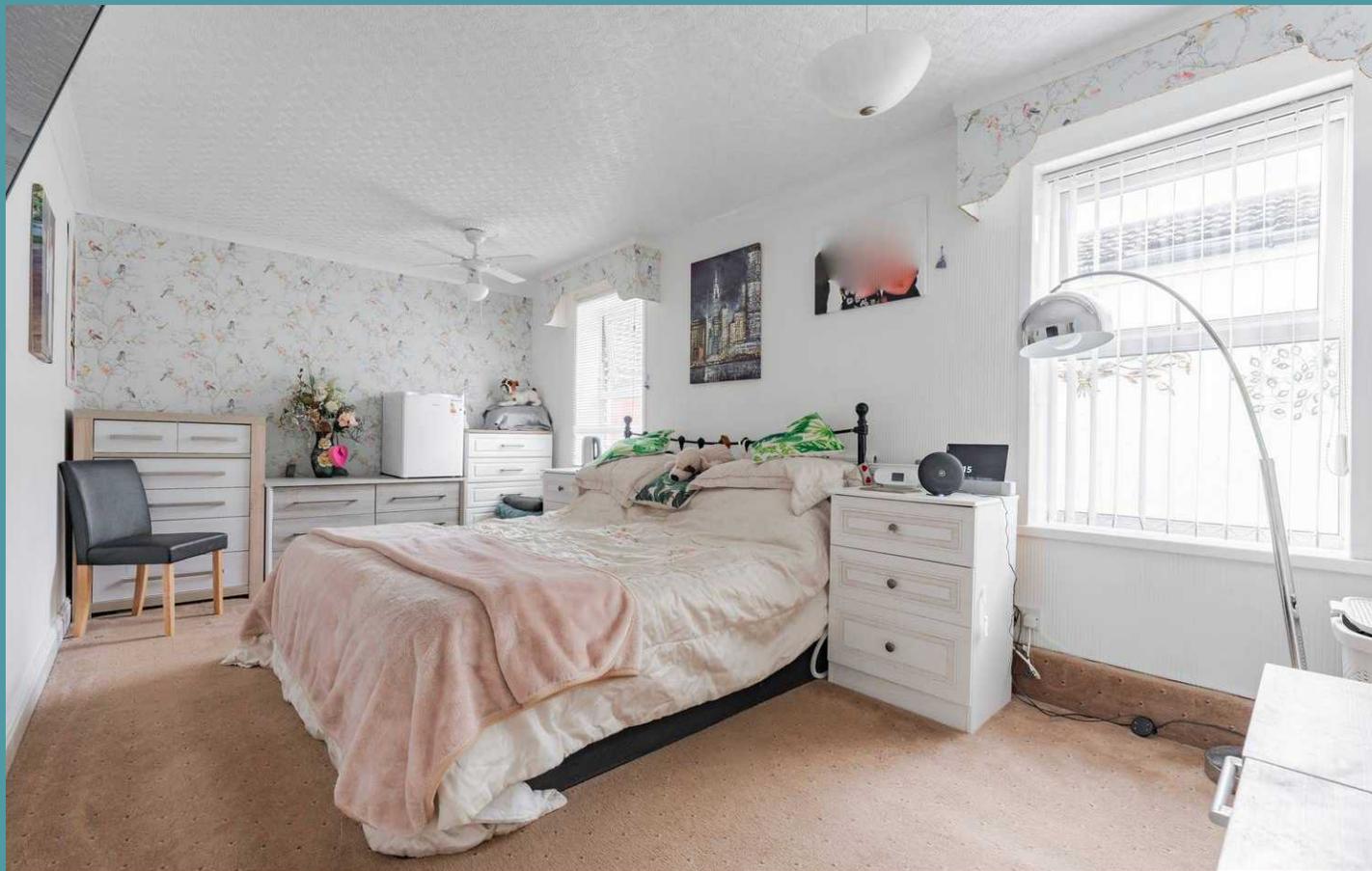
6 Trafalgar Road, Great Yarmouth

Occupying a prime position in the coastal town of Great Yarmouth, this magnificent mid-terrace Victorian guest house has been recognised with the prestigious award for investment in tourism in the year 2017. Boasting an elegant facade, this impressive six bedroom residence offers a unique opportunity for those seeking a blend of historic charm and contemporary comfort, with recent modern upgrades. This guest house is a great investment opportunity, especially for those interested in the thriving tourism market.

LOCATION

Great Yarmouth, located on the east coast of England in the county of Norfolk, is a historic seaside town known for its long, sandy beaches and rich maritime heritage. Situated where the River Yare meets the North Sea, it has been a popular holiday destination for centuries, attracting visitors with its traditional seaside attractions, such as amusement arcades, piers, and a promenade lined with shops and restaurants. Great Yarmouth also boasts a fascinating history, with landmarks like the ancient town walls and the Time and Tide Museum, which delves into the town's fishing industry and Victorian seaside history. Its blend of coastal beauty and historical charm makes it a unique destination on the Norfolk coast.





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Spread across three well-designed levels, this residence provides an abundance of space and flexibility for both living and entertaining. Upon entering, you are greeted by a light-filled open-plan living/dining room that exudes a sense of grandeur, enhanced by a stunning marble fireplace that serves as the focal point of the room. There is ample amount of space for your comfortable furniture and dining set-up, encouraging gatherings with loved ones. The property has been thoughtfully upgraded to include a new well-equipped kitchen, with fitted units and integrated appliances to enhance your cooking experience. Adjacent to the kitchen, a convenient utility room offers additional storage space and areas for your laundry essentials.

The accommodation consists of six generously proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. Five of the bedrooms flaunt en-suites, adding a luxury yet convenient touch to your everyday routine. Additionally, a ground floor bathroom adds further convenience for daily living, accommodating all residents and guests.





Merivon

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For those in need of storage or a versatile area for various purposes, the basement floor ensures ample space. The property is equipped with a modern safe and alarm system, offering peace of mind and security for the occupants.

Environmentally conscious features include solar panels that generate an approximate annual income of £500 - £700 p/a, contributing to sustainability while also providing cost savings for the homeowner.

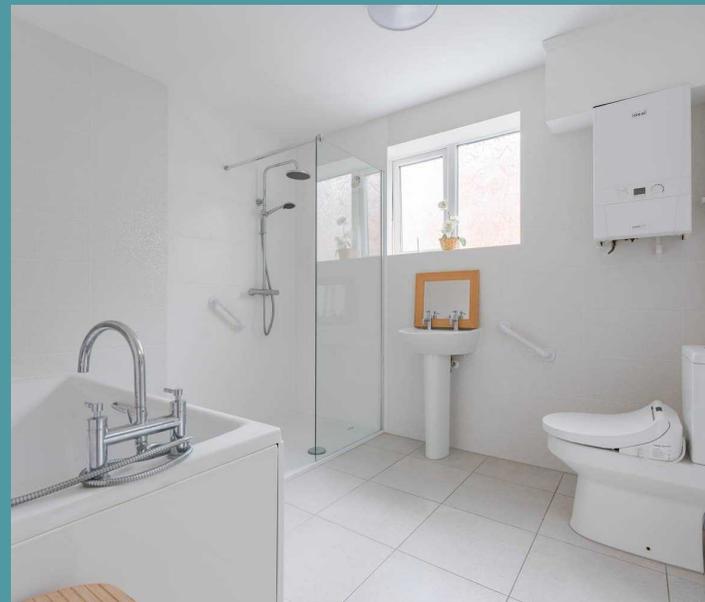
AGENTS NOTES

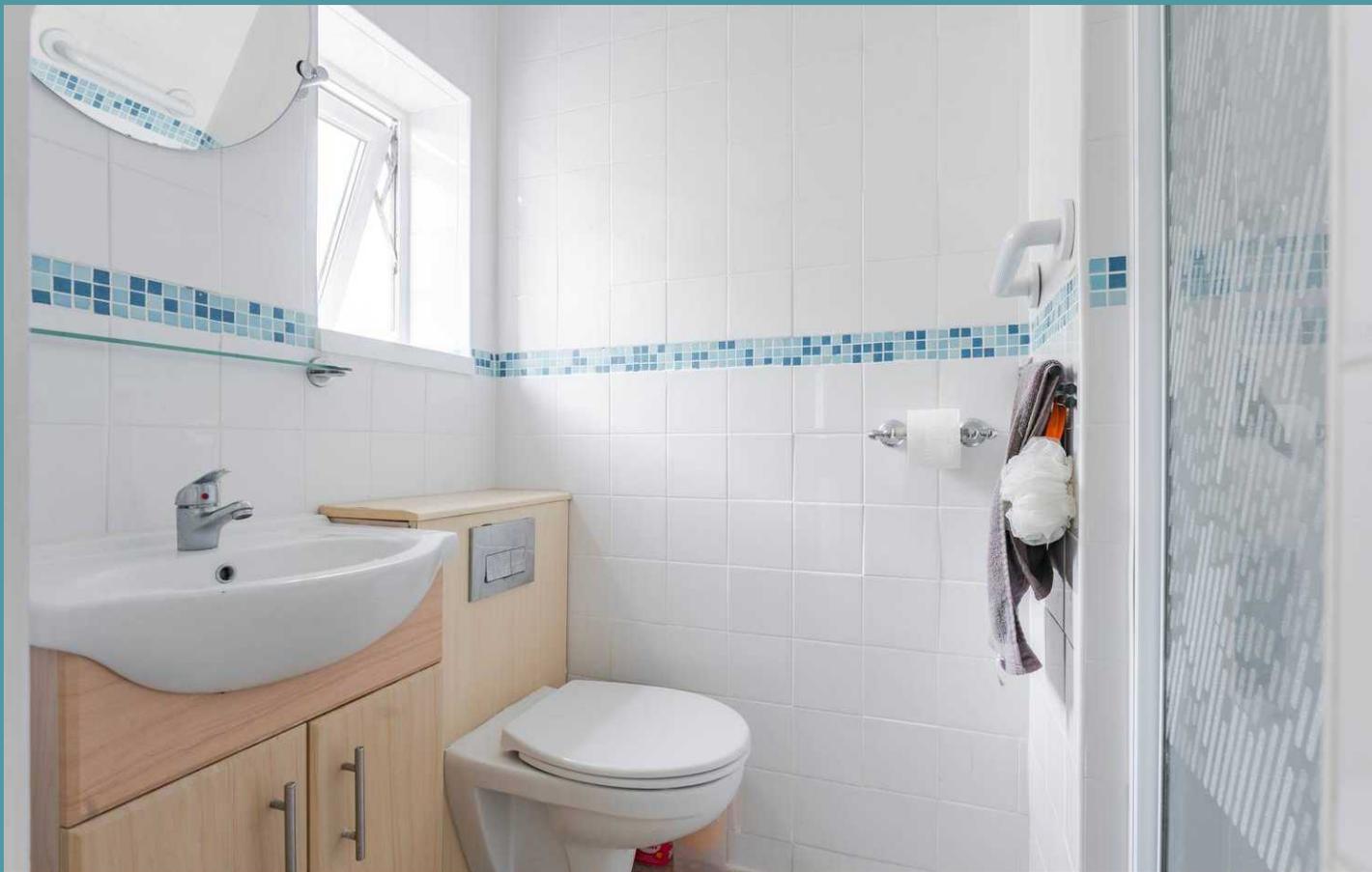
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas.

Council Tax Band: C





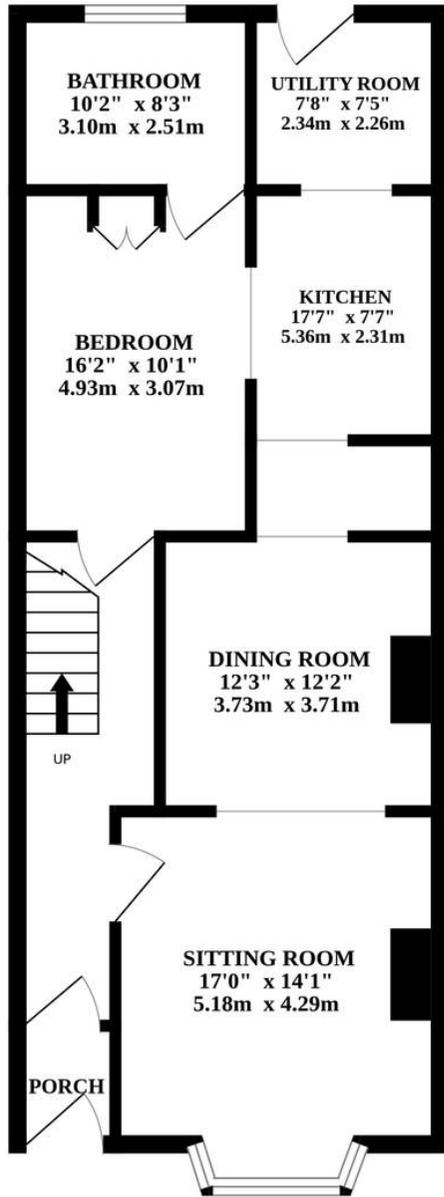
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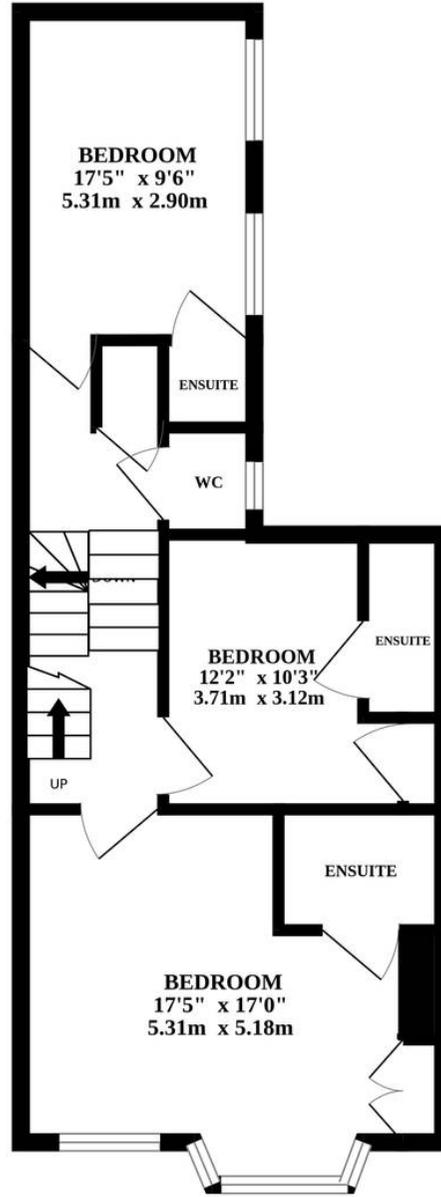
- Mid-terrace Victorian guest house
- Award for investment in tourism for 2017
- Spacious accommodation across three floors
- Comfortable living spaces with modern upgrades
- Open-plan living/dining room - Marble fireplace
- New well-equipped kitchen - Utility room
- Six bedrooms, five en-suites & a ground floor bathroom
- Basement floor suitable for storage - Safe and alarm system
- Solar panels earning approx £500 - £700 p/a
- In close proximity to all local amenities and natural surroundings



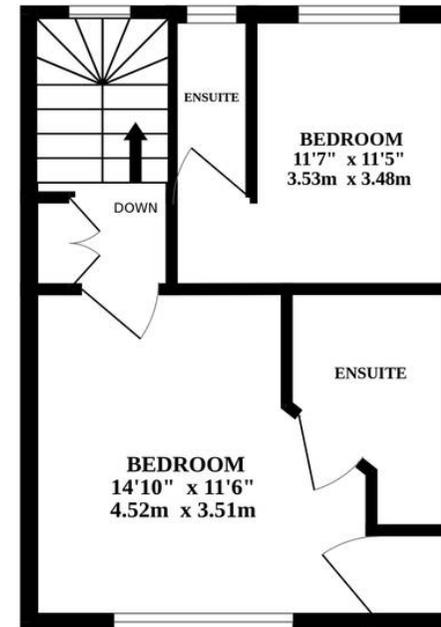
GROUND FLOOR



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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