



## 1 Vauxhall Terrace, Great Yarmouth - NR30 1BX

£240,000 Freehold

Modernised and well-presented, this three-bedroom semi-detached period property offers an ideal family home. With three spacious double bedrooms, three reception rooms, and a newly renovated kitchen and bathroom, the property has been re-plastered and re-decorated throughout, creating a fresh and contemporary living space. The south-facing garden is beautifully landscaped, while off-road parking for two vehicles ensures convenience. Close to Great Yarmouth's beach and Pleasure Beach, this home is perfect for those seeking comfort, style, and a great location.



## Location

Vauxhall Terrace is located in a sought-after area of Great Yarmouth, offering easy access to the town's vibrant attractions, including the beach and the famous Pleasure Beach amusement park. The area offers convenience and leisure, with a variety of shops, restaurants, and cafes nearby. Public transport links are excellent, making it easy to reach other parts of the town or explore the surrounding areas. The location is ideal for those who enjoy a lively atmosphere as well as those seeking quiet moments.

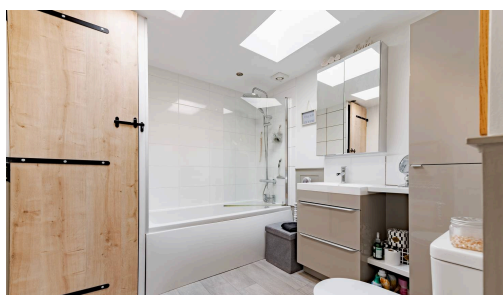


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heatings system- Gas Central Heating

Council Tax Band- B





## Vauxhall Terrace, Great Yarmouth

Enter the property and step into the bright lounge, where a striking fireplace serves as the focal point of the room, creating a welcoming atmosphere. The dining room is equally bright, featuring another fireplace and built-in cupboards.

This space opens up to the newly renovated kitchen, which boasts a white cottage-style wall and matching base units, complete with a solid woodwork surface. The metro tiling on the walls adds a touch of charm, while the skylight floods the room with natural light. It offers space and plumbing for a washing machine and dishwasher, along with a white ceramic Butlers' style sink and recessed spotlights. Vinyl flooring is yet to be fitted.

The kitchen opens up to a versatile third reception room, which can be used as a study, sitting room, or utility space. This room includes fitted wall and base units, counter space for storage, and a wall-mounted new gas combi boiler. A wood panel door leads to the rear of the property, and recessed spotlights brighten the room. A fireplace adds warmth and character, while a door opens to the outside, enhancing the room's flexibility.

On the ground floor, you'll also find a spacious double bedroom, ideal for guests or as a home office.

The family bathroom is newly renovated with a white suite, including a panel bath with mixer taps and a mains-fed shower fitting over. A modern grey vanity unit with an inset wash basin, along with a matching corner storage unit, complete the bathroom, while two domed skylights and metro tiling on the walls add a contemporary touch.

Moving upstairs, you'll find two double bedrooms, one of which features a built-in cupboard for extra storage.

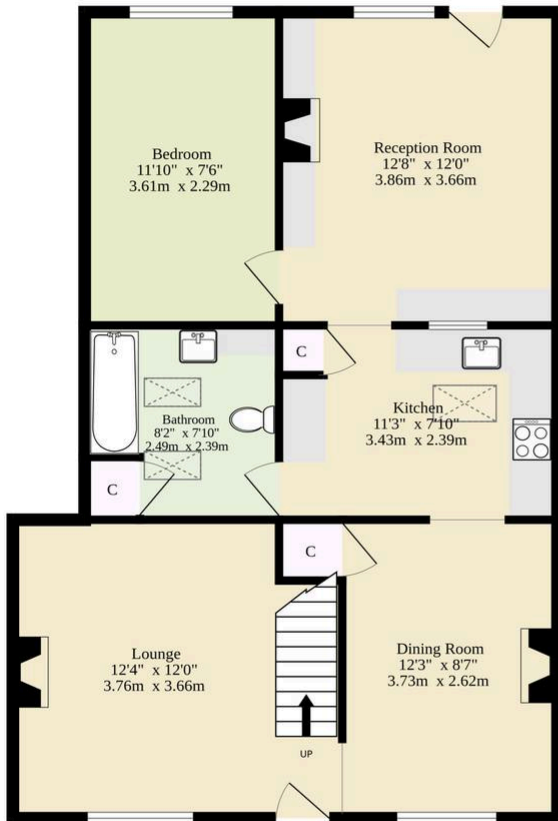
Additionally, the property has double glazing throughout.

Outside, to the front of the property, you'll find a south-facing garden that is beautifully landscaped, offering plenty of natural light. The garden features a paved seating area, covered to provide a sheltered outdoor space perfect for relaxation. There is also ample storage in the garden, making it both practical and inviting.

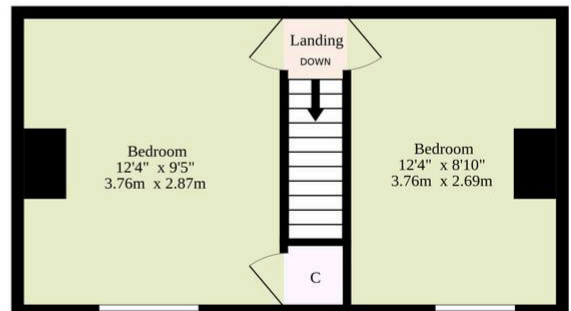
The front garden leads to a driveway providing off-road parking for two vehicles, ensuring convenient parking right outside the property.



Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



1st Floor  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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