



Camperdown Cottage Wellington Road, Great Yarmouth

Great Yarmouth



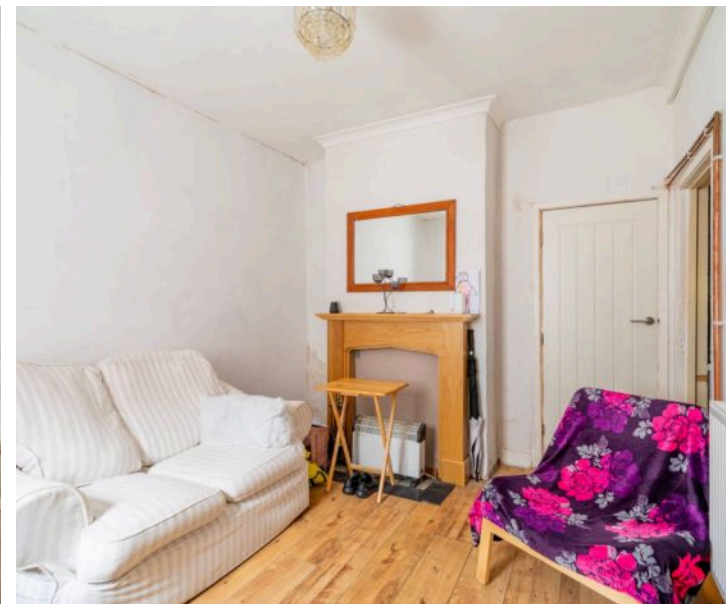
£100,000
Minors & Brady

Camperdown Cottage Wellington Road

Currently tenanted and generating a rental income of £10,480 per year, this three-storey property in Great Yarmouth presents an excellent investment opportunity. Located just a short walk from the beach, the home offers a practical layout across three floors, including two bedrooms and a family bathroom. The ground floor features a bright living room and a functional kitchen with ample storage and modern appliances. Recent upgrades include newly fitted solar panels and a heat pump installed in 2024, enhancing energy efficiency and reducing running costs. With a long leasehold tenure of over 800 years, the property provides security and peace of mind for investors. This turnkey investment is ideally suited for those seeking steady rental income in a popular coastal location.

- Tenants currently in situ, generating a rental income of £10,480 per year
- Prime central Great Yarmouth location within walking distance to the beach
- Three-storey property offering flexible living space
- Two well-proportioned bedrooms, including a spacious master bedroom on the top floor
- Family bathroom with bath, wash hand basin, and WC
- Bright living room with wooden flooring and front-facing window
- Functional kitchen with a range of wall and base units
- Newly fitted solar panels and heat pump installed in 2024 for improved energy efficiency
- Long leasehold tenure with over 800 years remaining
- Excellent transport links and local amenities nearby, including shops, schools, and leisure facilities

M&B



Camperdown Cottage Wellington Road

The Location

Great Yarmouth is a vibrant coastal town known for its beautiful sandy beaches, bustling seafront, and rich maritime heritage. Situated on the east coast of Norfolk, it offers a mix of traditional seaside charm and modern amenities, making it a popular destination for both residents and tourists.

The town benefits from excellent transport links, including rail connections to Norwich and beyond, as well as easy access to the A47 and A12 road networks.

Local amenities such as shops, schools, restaurants, and leisure facilities are all within easy reach, while the scenic promenade and beach provide the perfect setting for outdoor activities and family days out.

With ongoing regeneration projects and a strong rental market driven by tourism and local employment, Great Yarmouth continues to be a desirable location for property investment.

This leasehold property benefits from a long lease of over 800 years, providing security and peace of mind for the future. With tenants currently in situ, the property presents a ready-made investment opportunity for those seeking a hassle-free purchase with immediate rental income.

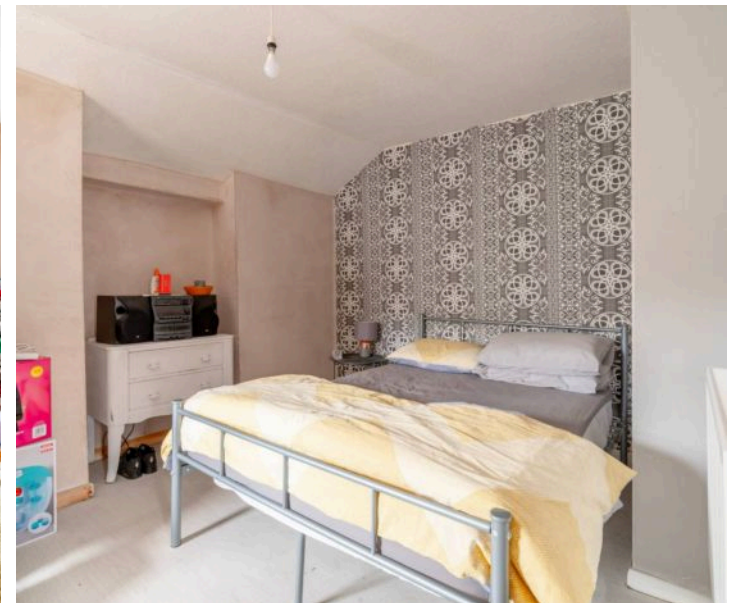
Agents Note

Sold Leasehold

Connected to air source heat pump, mains water, electricity and drainage.

817 years remain on the leasehold

The vendor has said there are no ground rent or maintenance charges to the property.



Camperdown Cottage Wellington Road

Wellington Road, Great Yarmouth

Situated in the heart of Great Yarmouth and just a short stroll from the beach, this charming three-storey property offers an outstanding investment opportunity. Currently tenanted, the home is generating a reliable rental income of £10,480 per year, making it an attractive choice for investors looking for a well-located, income-producing asset.

The property spans three floors, providing a practical and flexible layout. On the ground floor, you are welcomed by a bright and inviting living room featuring wooden flooring and a window overlooking the front of the property. The adjacent kitchen offers a generous amount of storage with a range of wall and base units, along with flooring and a rear-facing window create a comfortable and functional space for daily cooking and dining.

Upstairs on the first floor, you will find a second bedroom that benefits from natural light and wooden flooring, complemented by a family bathroom. The bathroom is thoughtfully designed with partially tiled walls, a bath, wash hand basin, and WC, offering all the essentials for a family home.

The top floor is dedicated to the master bedroom, a spacious and airy room that provides a setting at the end of the day.

In addition to the property's excellent location and layout, recent upgrades significantly enhance its value. Newly fitted solar panels and a heat pump installed in 2024 improve the property's energy efficiency, reducing running costs and making it more sustainable, a major advantage for tenants and landlords alike.

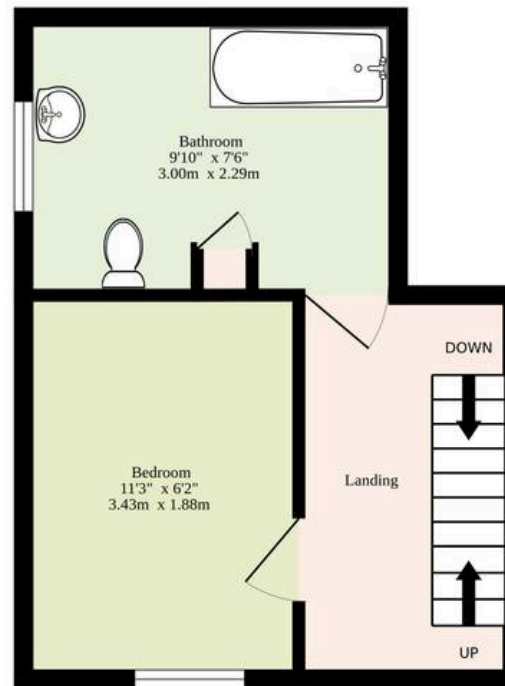


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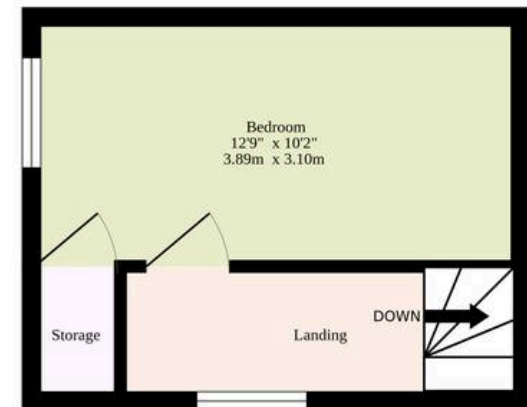
Ground Floor
237 sq.ft. (22.0 sq.m.) approx.



1st Floor
168 sq.ft. (15.6 sq.m.) approx.



2nd Floor
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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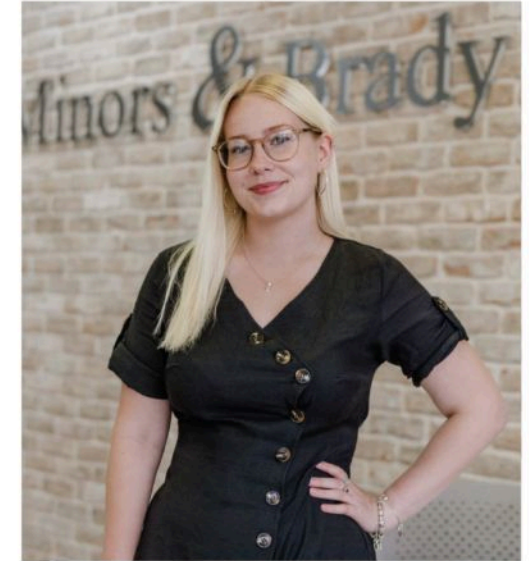
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Meet *James*
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