



23 Russell Road, Great Yarmouth

Great Yarmouth

Minors & Brady

23 Russell Road

Great Yarmouth

A chain-free mid-terrace home in the heart of Great Yarmouth, just a short walk from the beach and local amenities. The property features a welcoming entrance hall leading to an open-plan sitting and dining room with a bay window, archway, and brick-built fireplace with wood burner. The kitchen and utility room provide practical space, while a ground-floor shower room and first-floor family bathroom serve two double bedrooms, one with a built-in wardrobe. A loft room offers potential for a home office or extra bedroom, and a covered courtyard provides a private outdoor area, with on-road permit parking available. Don't miss the chance to acquire this home and make it your own.

- Chain free
- Mid-terrace residence in the seaside town of Great Yarmouth
- Perfect choice for first time buyers or investors
- Walking distance to the beach and a wide range of amenities
- Open-plan sitting and dining room accentuated by a large arch opening and a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an oven, areas for your own appliances and a utility room for laundry goods
- Ground floor shower room and a first floor family bathroom
- Two double bedrooms, one with a large built-in wardrobe
- Loft room with the potential to convert into a bedroom or a home office
- Large, covered courtyard suitable for seating arrangements and storage





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Location

Russell Road is situated in a well-established residential area of Great Yarmouth, offering a practical balance between town living and coastal access. The seafront is just a short walk away, allowing residents to enjoy regular strolls along the beach or easy access to seaside leisure. Local shopping is convenient, with nearby convenience stores, small supermarkets, and the wider town centre just a few minutes away, providing a good range of everyday amenities, cafes, and eateries.

For families, there are several schools within close proximity. Primary options include St. George's Primary School and St. Nicholas Priory VA Primary School, while secondary education is served by Great Yarmouth Charter Academy, all within a short drive or walk. Healthcare needs are well-covered locally, with the Beaches Medical Centre nearby for general practice care, and the James Paget University Hospital just a few miles south for comprehensive medical services.

Transport links are strong: regular bus services connect Russell Road to the town centre and surrounding areas, while Great Yarmouth railway station offers links to Norwich and beyond, making commuting straightforward. The area's combination of accessibility, proximity to essential services, and closeness to the beach makes Russell Road a convenient and comfortable place to live.



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Step through the welcoming entrance hall and discover a bright, open-plan sitting and dining room, designed for both relaxation and entertaining. The space is enhanced by a striking large archway, a bay window that bathes the room in natural light, and a brick-built fireplace with an inset wood burner.

The kitchen is thoughtfully fitted with cabinetry, an integrated oven, and generous space for your own appliances, complemented by a practical utility room for laundry essentials. On the ground floor, a well-appointed modern shower room adds convenience, while upstairs, a family bathroom serves the two comfortable double bedrooms, one of which benefits from a large built-in wardrobe for ample storage.

A versatile loft room presents the potential to create an additional bedroom or a home office, catering to modern lifestyle needs. Outside, a spacious covered courtyard is perfect for outdoor seating, or secure storage. On-road permit parking adds ease for residents.

Agents note

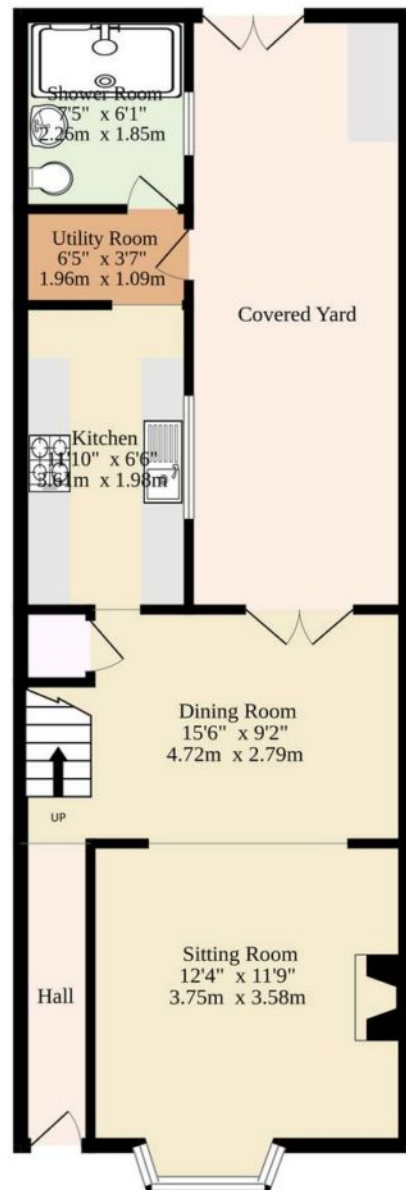
Freehold

Permit parking: £60-70 p/a

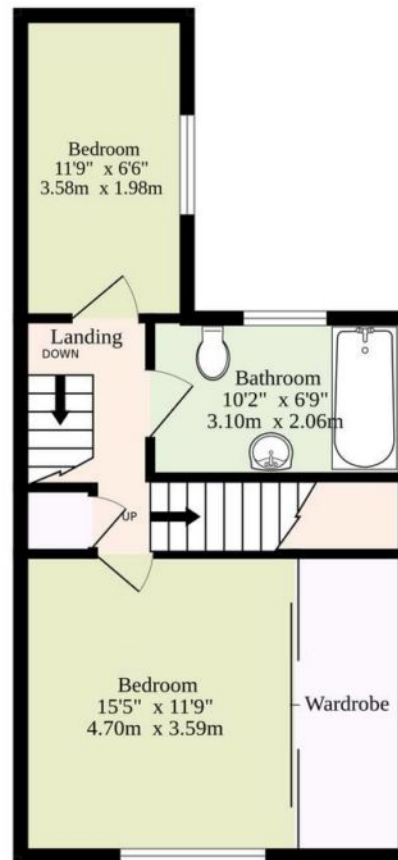


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

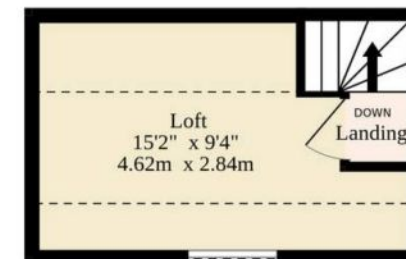
Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



1st Floor
379 sq.ft. (35.2 sq.m.) approx.



2nd Floor
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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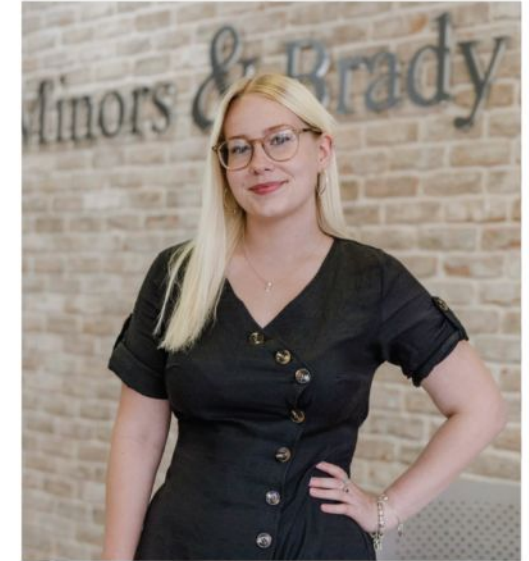
Dreaming of this home? Let's make it a reality



Meet Sarah
Senior Property Consultant



Meet James
Property Consultant



Meet Lauren
Property Consultant

Minors & Brady
Your home, our market

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