



45 Rodney Road, Great Yarmouth

Great Yarmouth

Minors & Brady



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Great Yarmouth

Guide price £80,000-£90,000 Chain free! Situated in the heart of Great Yarmouth, this mid-terrace home offers an exciting opportunity for first-time buyers or investors looking for a renovation project. Just moments from Marine Parade, it provides easy access to local amenities, scenic beach walks, and the town's vibrant attractions. Inside, two reception rooms, a kitchen with scope for personalisation, two double bedrooms, and a bathroom await your finishing touches. Outside, a low-maintenance courtyard and storage outbuilding complete this practical and versatile home.

- Guide price £80,000-£90,000
- Chain free!
- Mid-terrace residence positioned in the coastal town of Great Yarmouth
- Moments away from Marine Parade, offering a wide range of amenities, scenic beach walks and attractions
- Perfect option for first-time buyers or investors looking for a renovation project
- Hallway entrance with access to two reception rooms, for comfortable seating arrangements and a dining set-up
- Kitchen currently fitted with cabinetry, an oven and under-counter areas for appliances, ready for your own personalisation
- Two double bedrooms
- Bathroom comprising of a classic three-piece suite, in need of modernisation
- Low-maintenance courtyard with a storage outbuilding



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Location

Rodney Road is a residential street situated in the heart of Great Yarmouth, just a short walk from the seafront and the promenade along Marine Parade. The location provides an excellent balance of coastal lifestyle and everyday convenience. Local shops and supermarkets are within easy walking distance, catering to daily needs without the necessity of a car. Families benefit from nearby schooling options, including St. George's Primary School and Great Yarmouth Primary Academy, while secondary education is served by Great Yarmouth Charter Academy.

Transport links are straightforward: the town centre and bus routes are close at hand, and the railway station is easily reachable for connections further afield. Residents can enjoy the seafront attractions, from beaches and cafés to amusement arcades and seasonal events, making it a lifestyle-focused location where practical amenities and leisure combine seamlessly. Living on Rodney Road offers a sense of community in a central yet calm residential setting, with the vibrancy of the coast just moments away.



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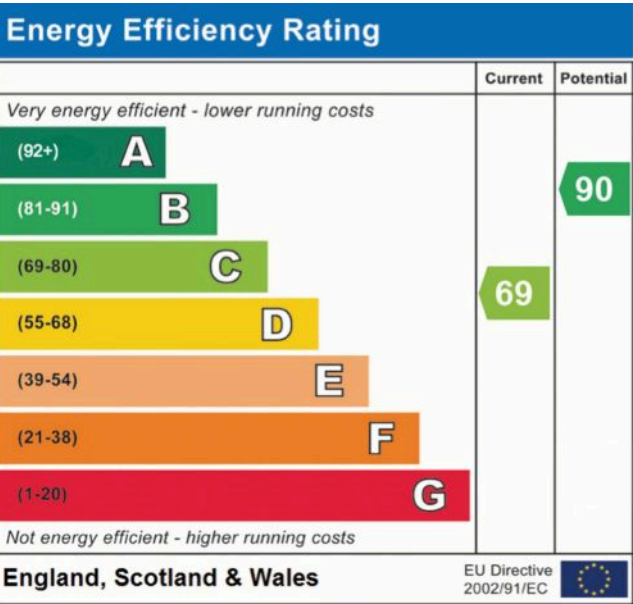
Step through the hallway into two versatile reception rooms, providing flexible space for comfortable seating and a dedicated dining area. The kitchen is fitted with essential cabinetry, an oven, and under-counter spaces for appliances, ready for your own personal touch and modernisation.

Upstairs, there are two generously sized double bedrooms, alongside a bathroom featuring a classic three-piece suite, offering scope for updating to your style. Outside, a low-maintenance courtyard provides a private outdoor space, complete with a handy storage outbuilding.

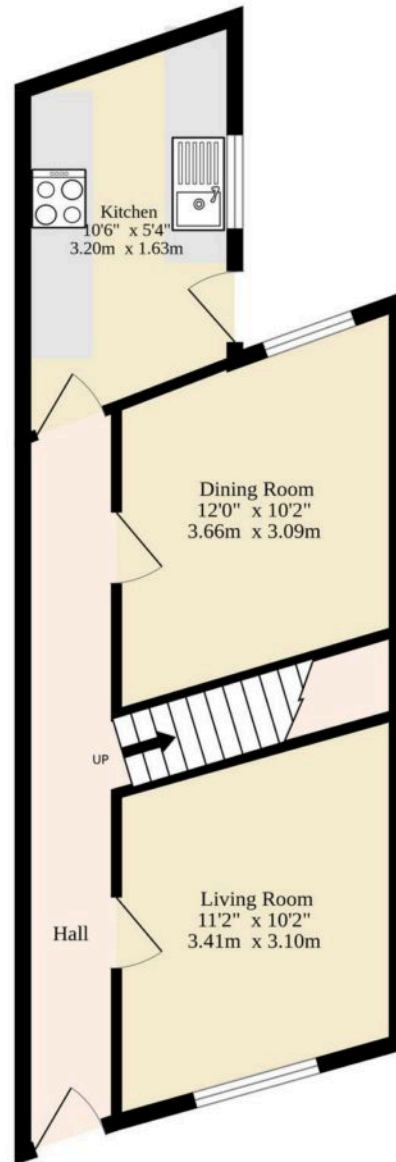
With its central location and renovation potential, this property combines the convenience of seaside living with the chance to create a home tailored to your taste.

Agents note

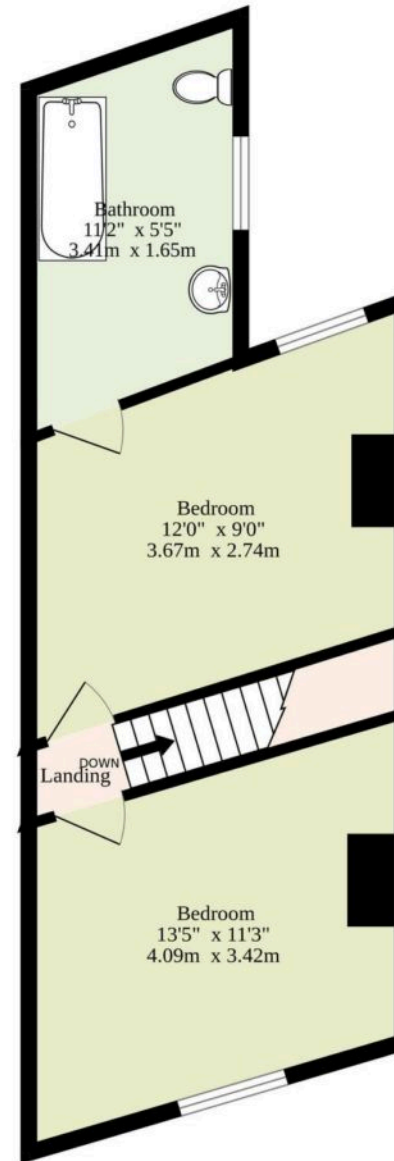
Freehold



Ground Floor
342 sq.ft. (31.8 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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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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