



15 Melrose Terrace, Great Yarmouth

Great Yarmouth



Minors & Brady

15 Melrose Terrace

Great Yarmouth

This end-of-terrace home on a quiet residential road in Great Yarmouth offers a practical and inviting layout for first-time buyers or investors. The open-plan sitting and dining area, cantered around a traditional brick-built fireplace, provides a space for everyday living and entertaining. The kitchen features fitted cabinetry, a sink and drainer unit, an integrated oven, and space for appliances, while the ground-floor bathroom includes a classic three-piece suite with plumbing for a washing machine. Upstairs, two double bedrooms offer comfort and privacy, and outside, a low-maintenance courtyard provides a practical spot for outdoor dining or relaxation. Well-presented throughout and conveniently located close to local amenities and the seafront, this property offers both comfort and potential.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





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Melrose Terrace is located in the eastern part of Great Yarmouth, a historic coastal town in Norfolk. The terrace sits within a quiet residential neighbourhood while still being within walking distance of essential local amenities, including small convenience stores, cafés, and takeaways. For more extensive shopping, the town centre is easily reachable, offering supermarkets, high-street retailers, independent shops, and local markets.

Families benefit from a range of nearby schools. Primary education options are available within a short walk, while secondary schools and academies are accessible by a brief bus ride or cycle. The area is well-served by local transport: bus stops nearby connect residents to the town centre, the seafront, and surrounding villages, while Great Yarmouth railway station, a short distance away, provides rail links to Norwich and the wider region.

Lifestyle in the area combines residential calm with the convenience of town living. Residents can enjoy easy access to the promenade, beaches, and recreational facilities, while local parks and community spaces offer opportunities for outdoor activities. The neighbourhood is well-connected for both daily commuting and leisure trips, making it a practical base for families, professionals, or anyone seeking a balance between coastal living and town convenience.



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This end-of-terrace residence sits along a quiet residential road in the coastal town of Great Yarmouth. It presents a well-maintained option for first-time buyers or investors, with a layout that is both practical and adaptable. Local shops, amenities, and the seafront are all within easy reach, providing everyday convenience.

Inside, the open-plan sitting and dining area features a traditional brick-built fireplace that creates a welcoming focal point for relaxing evenings or entertaining guests. The kitchen is fitted with cabinetry, a sink and drainer unit, an integrated oven, and space for additional appliances, with the potential to update and personalise to your own style.

The ground-floor bathroom includes a classic three-piece suite and plumbing for a washing machine, offering practical convenience. Upstairs, two double bedrooms provide comfortable spaces for rest and privacy, with scope to tailor each room to individual tastes.

Externally, the property benefits from a private, low-maintenance courtyard.

The layout, presentation, and potential of this home make it a versatile choice for those entering the property market or adding to an investment portfolio.



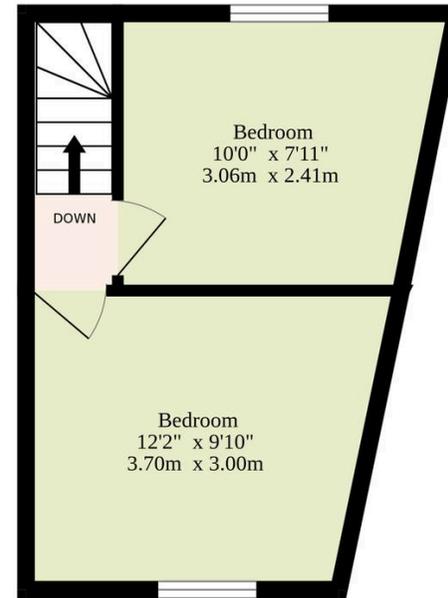
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor
318 sq.ft. (29.5 sq.m.) approx.



1st Floor
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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

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