



14 Priory Gardens, Great Yarmouth

Great Yarmouth



Minors & Brady

## 14 Priory Gardens

Great Yarmouth, Great Yarmouth

This mid-terrace home presents an excellent opportunity for those looking to step onto the property ladder or expand an investment portfolio, offered with no onward chain for a smooth and straightforward purchase. Positioned within easy reach of the town centre, seafront and a range of everyday amenities, the property offers well-proportioned accommodation throughout, along with plenty of potential for a new owner to update and personalise to their own taste.

With generous room sizes, a practical layout and a highly convenient location, this is a home that offers both immediate usability and future scope.



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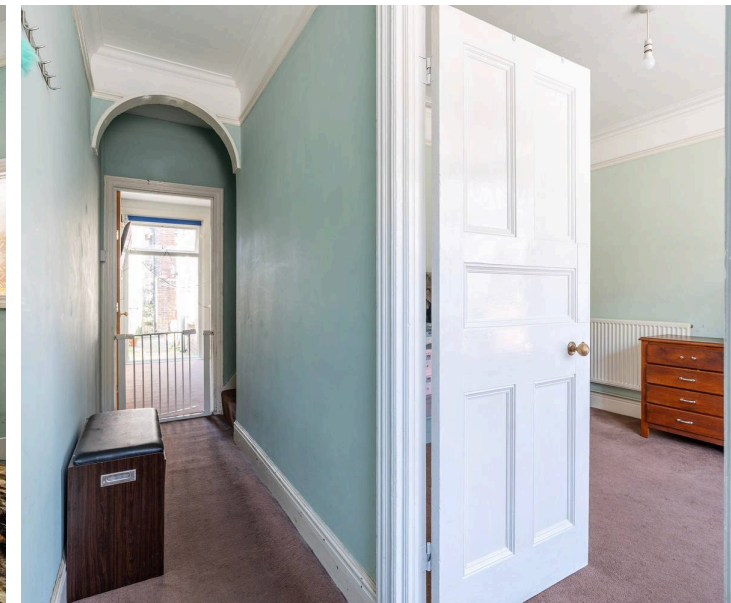
- Mid-terrace home offered with no onward chain, ideal for a straightforward purchase
- Excellent opportunity for first time buyers or investors seeking strong rental potential
- Generous bay-fronted lounge providing a bright and well-proportioned living space
- Separate dining room offering flexibility for everyday living or entertaining
- Fitted kitchen/breakfast room with ample space for dining and day-to-day use
- Two large double bedrooms, both offering comfortable accommodation
- Spacious first floor bathroom with scope for modernisation
- Enclosed rear courtyard garden providing low maintenance outdoor space
- On-road permit parking available to the front of the property
- Conveniently positioned close to local amenities, schools, the town centre, seafront and transport links including bus station within easy reach

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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## Location

Situated within a residential area of Great Yarmouth, Priory Gardens offers a convenient setting close to a wide range of everyday amenities. The town provides an excellent selection of supermarkets, shops, cafés, schools, and healthcare services, along with leisure facilities and a well-served town centre. Great Yarmouth also benefits from strong transport links, including a railway station with services to Norwich and good road connections to surrounding areas.

The nearby coastline offers access to sandy beaches and seafront attractions, while the Norfolk Broads are within easy reach for those who enjoy outdoor activities and scenic surroundings. This location provides a practical base with plenty to enjoy both locally and in the wider area.

## Priory Gardens

You are welcomed into a hallway entrance, which leads through to a bright bay-fronted lounge, creating a comfortable main living space with good natural light. From here, the layout continues into a separate dining room, providing a versatile area for everyday dining or entertaining.



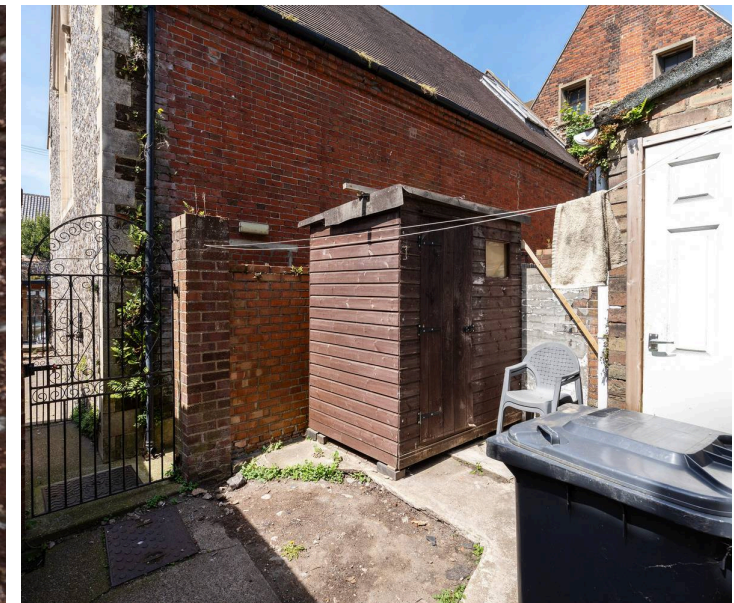
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To the rear, the fitted kitchen/breakfast room offers ample worktop and storage space along with room for a table, making it a functional and sociable part of the home.

Upstairs, the property continues to impress with two well-sized double bedrooms, both offering generous proportions and flexibility for a range of living arrangements. The first floor is completed by a spacious bathroom, which, while fully functional, also offers scope for modernisation to suit contemporary tastes.

Outside, the property benefits from an enclosed rear courtyard garden, designed for low maintenance and providing a private outdoor space. To the front, on-road permit parking is available.



## Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*  
Senior Property Consultant



Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

Minors & Brady  
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