



91 Exmouth Road, Great Yarmouth

Great Yarmouth



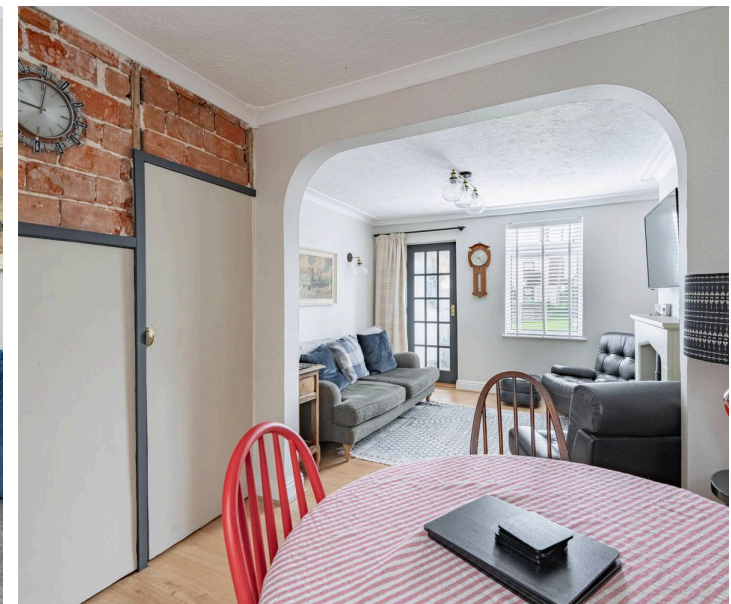
Minors & Brady

91 Exmouth Road

Great Yarmouth, Great Yarmouth

Offered chain-free and beautifully presented throughout, this renovated two-bedroom mid-terrace home combines character, practicality and convenience in a highly accessible location close to the town centre, beach and seafront.

The property has been thoughtfully updated by the current owners, including a modern fitted kitchen, refreshed décor, new flooring to the ground floor, and updated fascia and guttering. With generous off-road parking, a private driveway and well-proportioned outdoor space, this is a home ready to move straight into and enjoy.



M&B

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- Guide price: £130,000 - £140,000
- Beautifully presented and recently renovated two-bedroom mid terrace home offered chain free
- Spacious open-plan lounge and dining room creating a bright and sociable living environment
- Newly fitted modern kitchen alongside a separate utility area for added practicality
- Recently redecorated throughout with new flooring across the ground floor accommodation
- Characterful touches throughout including wood effect flooring and a feature fireplace to the lounge
- Convenient ground floor WC complementing the first floor bathroom
- Two well-proportioned bedrooms, including a generous principal bedroom with attractive original floorboards
- UPVC double glazing, gas central heating and new fascia and guttering
- Private driveway providing generous off-road parking alongside an impressive front garden with lawn, flowers and established shrubs

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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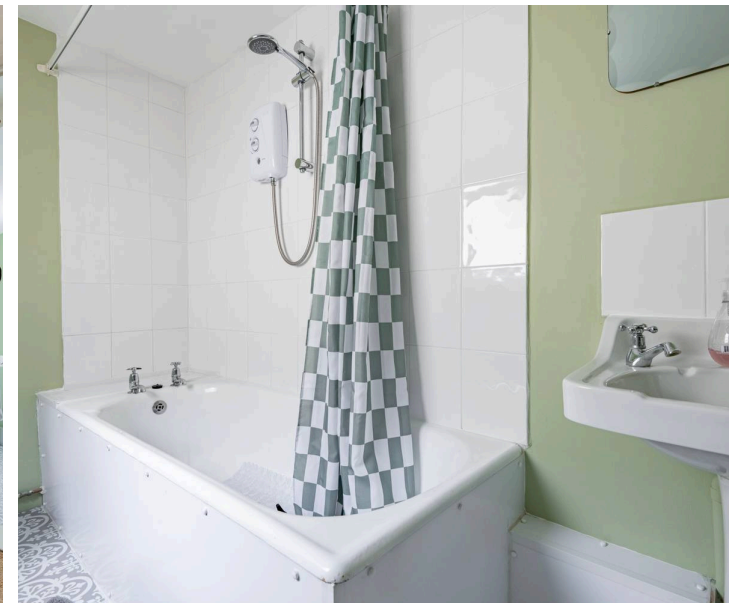
Location

Located in a convenient area of Great Yarmouth, Exmouth Road offers easy access to a wide range of everyday amenities and coastal attractions. The area is served by supermarkets, local shops, cafés, schools, and healthcare facilities, while the town centre and seafront are both within easy reach. Great Yarmouth is well known for its sandy beaches, traditional promenade, and leisure attractions, providing plenty to enjoy throughout the year.

The property is also well placed for transport links, with access to regular bus routes and Great Yarmouth railway station offering connections to Norwich and surrounding areas. Nearby Gorleston and the Norfolk Broads further add to the appeal of the location, offering additional shopping, outdoor spaces, and scenic walking routes.

Exmouth Road

Stepping inside, the entrance porch leads through to a welcoming sitting room positioned at the front of the property. This bright and comfortable space features attractive flooring and a feature fireplace with inset stove, creating a cosy focal point while still maintaining a fresh and modern feel. An archway opening flows through to the dining room, creating a sociable layout ideal for everyday living and entertaining alike. The dining area also benefits from useful under stair storage and access to the first floor.



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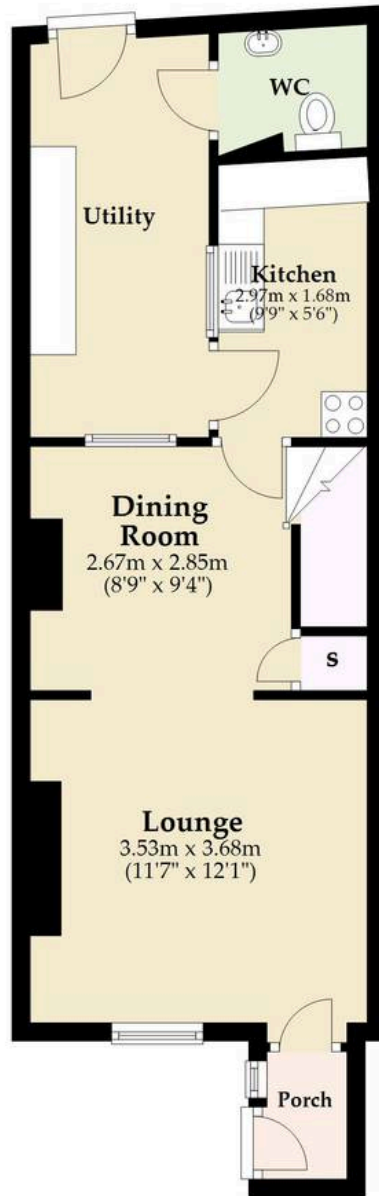
Positioned to the rear, the kitchen has been fitted with a modern range of wall and base units alongside practical work surfaces and tiled splashbacks, creating a smart and functional cooking space. Beyond this, the utility area provides further storage and laundry facilities, along with access to the rear garden and a convenient ground floor WC. Upstairs, the property continues to impress with two well proportioned bedrooms. The principal bedroom overlooks the front aspect and offers generous space for furnishings, while the second bedroom benefits from a built in cupboard and views over the rear garden. Completing the accommodation is the bathroom, fitted with a white suite including a bath with shower over.

Externally, the property enjoys impressive outdoor space for a home of this style. To the front, a generous driveway provides ample off road parking and leads alongside a lawned garden bordered by mature planting and fencing for added privacy. The rear garden is fully enclosed and mainly laid to lawn, with a pathway running through the space and gated rear access, creating a practical and low maintenance outdoor setting with plenty of potential for seating or landscaping.



Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 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

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