



26 Victory Avenue, Bradwell

Great Yarmouth



£240,000
Minors & Brady

26 Victory Avenue

Bradwell, Great Yarmouth

Overlooking open green space to the front, this well presented two bedroom end of terrace home offers a modern, low maintenance lifestyle with bright, well designed interiors throughout. Featuring open plan living, a contemporary kitchen and an extended dining area, the property is ideally suited to first time buyers or downsizers looking for a move in ready home.

- End of terrace home overlooking open green space
- Two bedroom layout ideal for first time buyers or downsizers
- Stylish modern kitchen with contemporary finishes
- Extended dining area with roof lanterns and bifold doors
- Ground floor WC, en suite and separate family bathroom
- South facing rear garden that is not overlooked
- Two private parking spaces plus en bloc garage
- Turnkey interior requiring minimal work



M&B



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

Bradwell is a well established and popular residential area located just outside Great Yarmouth, offering a strong sense of community alongside excellent everyday amenities. The area benefits from local shops, schools and leisure facilities, while also providing easy access to both Gorleston and Great Yarmouth town centres.

Nearby coastal areas, parks and green spaces offer opportunities for outdoor activities, while good road links connect to Norwich and the wider region. Bradwell remains a sought after location for those looking for a balance of convenience and residential comfort.

Victory Avenue, Bradwell

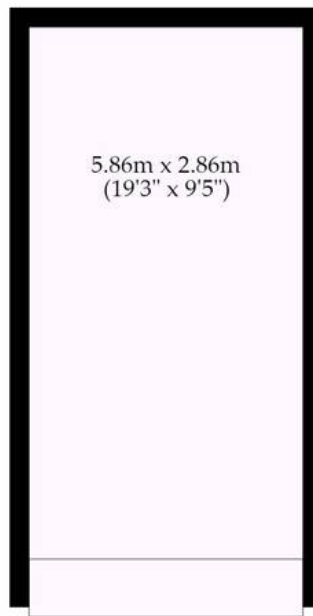
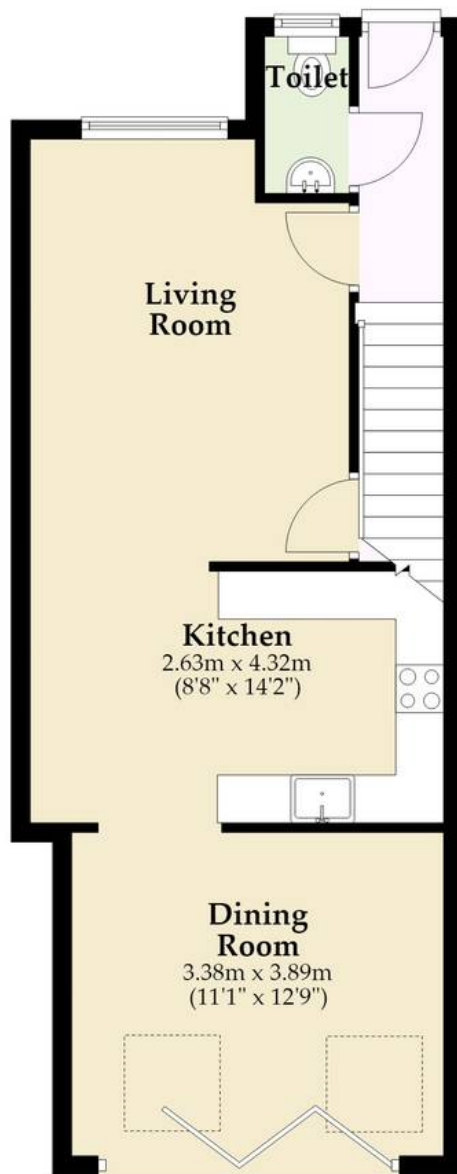
Positioned in a pleasant setting facing open green space, the home immediately benefits from a sense of openness rarely found with similar properties. Inside, the accommodation has been thoughtfully arranged to maximise light and usability, creating a clean, contemporary feel throughout.

The ground floor centres around an open plan layout, where the lounge flows seamlessly into a stylish kitchen fitted with modern units and finishes. To the rear, the home has been extended to create a bright dining area, complete with roof lanterns and bifold doors that open onto the garden, allowing natural light to flood the space and enhancing the connection between indoors and out. A convenient ground floor WC adds



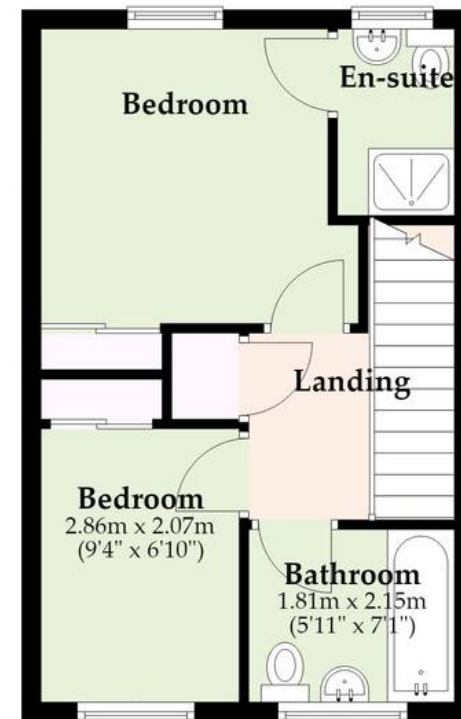
Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 93.8 sq. metres (1009.8 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.

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Senior Property Consultant



Meet *Dan*
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Minors & Brady
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