

# 1 Estcourt Road, Great Yarmouth

Minors & Brady

# 1 Estcourt Road

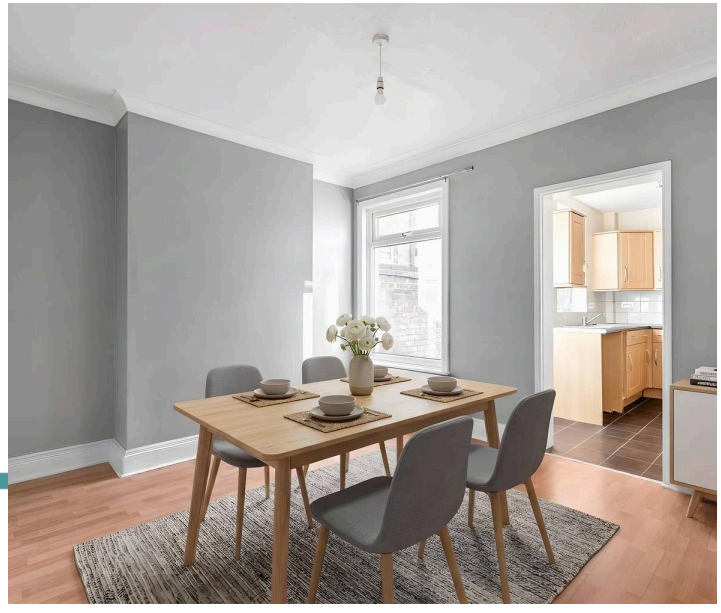
## Great Yarmouth

Chain free and ready to move into, this three-bedroom end-terrace home offers generous living space and a convenient coastal location just moments from the heart of Great Yarmouth. Ideal for first-time buyers, investors or those seeking a property close to local amenities, the home enjoys a practical layout with two reception rooms and three bedrooms. The accommodation provides excellent potential for personalisation while remaining perfectly functional for immediate occupation. A low-maintenance courtyard garden offers useful outdoor space without the upkeep of a larger plot. Positioned within walking distance of the beach, town centre and transport links, this is an accessible and well-located opportunity for a variety of purchasers.

- Offered to the market with no onward chain and vacant possession, allowing for a potentially swift and straightforward purchase
- Attractive three-bedroom end-terrace house situated within a popular residential area of Great Yarmouth
- Convenient location within easy walking distance of both the beach and town centre amenities
- Spacious sitting room providing a comfortable and welcoming environment for everyday living
- Separate dining room offering a versatile additional reception space for family meals and entertaining
- Practical fitted kitchen with a range of storage units, workspace and direct access outside
- Ground-floor bathroom complete with bath, shower over, wash basin and WC
- Generous principal bedroom accompanied by a further double bedroom and flexible third bedroom

M&B

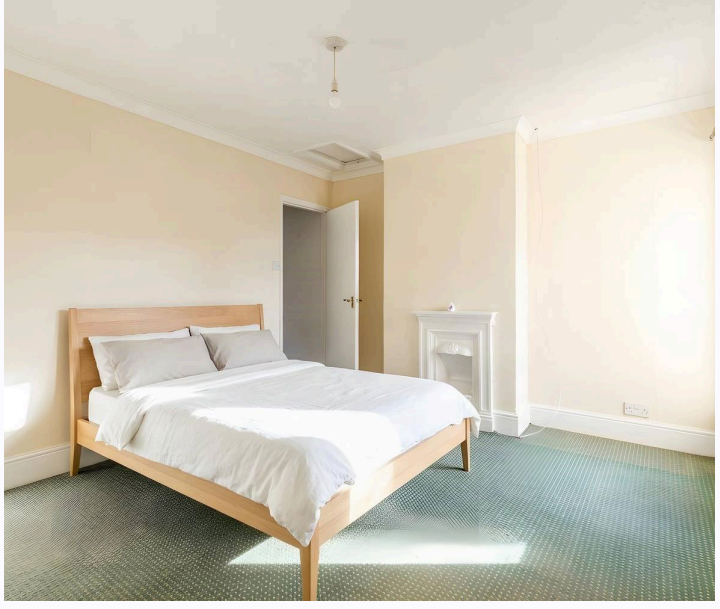














# 1 Estcourt Road

## Great Yarmouth

**Estcourt Road, Great Yarmouth**

**Offered to the market chain free and vacant, this three-bedroom end-terrace home presents an excellent opportunity for first-time buyers, investors or those seeking a property close to the coast.** Well positioned within walking distance of both the beach and Great Yarmouth town centre, the property offers practical accommodation with scope to personalise and make your own.

Stepping inside, the property opens into a comfortable sitting room, creating a welcoming first impression and providing an ideal space to relax. Beyond this, a separate dining room offers additional living accommodation and ample room for family meals, entertaining guests or day-to-day living. The dual reception room layout provides flexibility rarely found within properties at this price point.

Located to the rear, the kitchen is fitted with a range of wall and base units, offering practical storage and workspace for everyday cooking. Direct access from the kitchen leads outside, while the adjacent ground-floor bathroom is fitted with a bath and shower over, wash hand basin and WC.

The first-floor accommodation comprises a generous principal bedroom positioned to the front of the property, along with a second well-proportioned bedroom. The third bedroom is accessed via the second bedroom, making it particularly suitable as a nursery, dressing room, home office, hobby room or occasional guest bedroom, depending on individual requirements.

M&B








# 1 Estcourt Road

## Great Yarmouth

Outside, the property benefits from a low-maintenance courtyard garden, creating a private outdoor space that can be enjoyed without significant upkeep. Whether used for outdoor seating, container planting or simply as a practical outside area, it provides a valuable extension to the accommodation.

With vacant possession, no onward chain and a highly convenient location close to local amenities, schools, transport links and the seafront, this property represents an appealing and accessible opportunity for a range of purchasers.

**Agent's Note**

This property listing will be sold freehold and connected to mains water, electricity, gas and drainage.

M&B

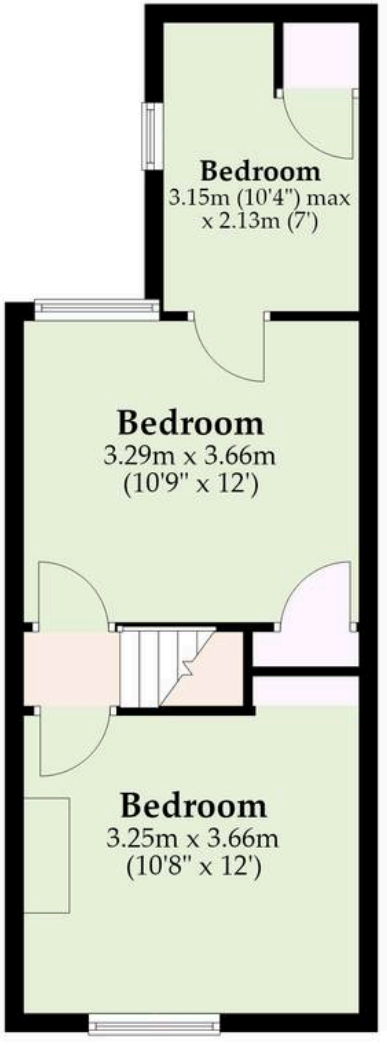
## Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)




## First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)




Total area: approx. 73.1 sq. metres (786.4 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 *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

## Minors & Brady

*Your home, our market*

caister@minorsandbrady.co.uk | 01493 806188 | 48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

# Norfolk Mortgages.

Residential | Buy-to-Let | Protection

## How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



**Matt Waters**
Director and Principal



**Victoria Payne**
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

**T: 01603 210378**
**E: enquiries@norfolk-mortgages.co.uk**
**W: www.norfolk-mortgages.co.uk**