

36, 36A, 38, Homefield Avenue, Bradwell

Minors & Brady

36, 36A, 38, Homefield Avenue

Bradwell

An attractive investment opportunity comprising three flats, available to purchase separately or together as a complete portfolio. Situated along Homefield Avenue, the properties comprise two ground-floor apartments and a further first-floor two-bedroom apartment, each providing self-contained accommodation. When acquired together, the three properties offer a combined potential rental income of approximately £1,600 PCM, representing a gross yield of 6.86%. Two apartments are currently tenanted, generating a combined total of £1,100 PCM, while the remaining property is vacant and ready for an incoming landlord to secure a new tenancy. Offering flexibility for individual purchases or a larger portfolio acquisition, this is an appealing opportunity for investors seeking to establish or expand their presence within the local rental market.

- Three self-contained residential apartments
- 6.86% potential gross yield generating £1,600 PCM when all three apartments are let
- Two apartments currently let at £500 PCM and £600 PCM respectively, providing an established rental income
- Two ground-floor apartments, each offering self-contained one-bedroom accommodation
- Front ground-floor flat benefits from an open-plan kitchen/living room, separate double bedroom and shower room

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- Rear ground-floor flat features a separate kitchen/dining room, double bedroom and bathroom
- Vacant rear ground-floor apartment offering an opportunity to secure a new tenant and maximise rental returns
- First-floor apartment offers two double bedrooms, a spacious lounge and separate fitted kitchen
- Shared rear parking facilities and an allocated parking space
- Established Bradwell location, conveniently positioned for local amenities and transport links

The Location

Bradwell is an established residential area offering a convenient setting for tenants seeking access to everyday amenities and the wider Great Yarmouth area. Local shops, supermarkets and essential services are readily accessible, with further retail, leisure and healthcare facilities available in nearby Gorleston and Great Yarmouth. The area also offers a choice of local schools, while regular bus services and road links via the A143 and A47 provide connections to surrounding towns and Norwich.

For leisure, Gorleston's sandy beach, promenade and Phoenix Leisure Centre are within easy reach, alongside the waterways and open landscapes of the Norfolk Broads. The combination of local amenities, coastal attractions and transport connections makes Bradwell a well-established residential location, appealing to a varied tenant market.

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The ground-floor front apartment provides self-contained accommodation, comprising an entrance porch, an open-plan kitchen/living room, a separate double bedroom and a shower room. The main living space offers room for cooking, dining and relaxation, with the separate bedroom providing a comfortable sleeping area away from the principal living accommodation. The shower room is fitted with a shower enclosure, wash basin and WC. This flat is currently let at £500 PCM.

The ground-floor rear apartment offers one-bedroom accommodation arranged around a comfortable kitchen/dining room, providing the main living space alongside a separate bedroom and bathroom. The kitchen/dining area offers room for both cooking and everyday dining, while the bedroom provides a dedicated space for rest and relaxation. The bathroom is fitted with a bathtub incorporating a shower attachment, wash basin and WC. The apartment also benefits from built-in storage in both the bedroom and kitchen/dining area. This apartment is currently vacant and offers an incoming investor the opportunity to secure a new tenancy, with an anticipated rental income of approximately £500 PCM.

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Occupying the first floor, the property contains a larger two-bedroom flat, accessed via its own entrance hall at ground-floor level, with stairs rising to the first-floor landing. The accommodation comprises a spacious lounge, a separate fitted kitchen, two well-proportioned double bedrooms and a family bathroom fitted with a bath, wash basin and WC. The layout offers comfortable living space, with the two bedrooms providing flexibility for a variety of tenants. This apartment is currently let at £600 PCM.

Agent's Note

The three apartments are being sold freehold and are available to purchase separately or collectively as a complete investment portfolio.

All three properties are connected to mains gas, electricity, water and drainage, and benefit from gas central heating.

Each apartment has shared access to the rear parking facilities and one allocated parking spot (Minors & Brady are unable to verify the parking).

All three apartments are Council Tax Band A.

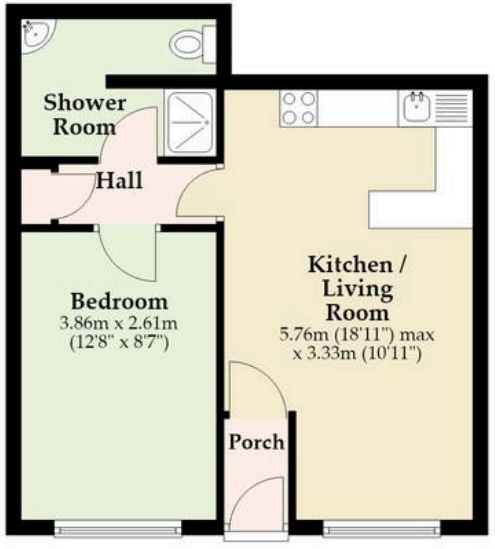






36

Approx. 37.1 sq. metres (399.3 sq. feet)



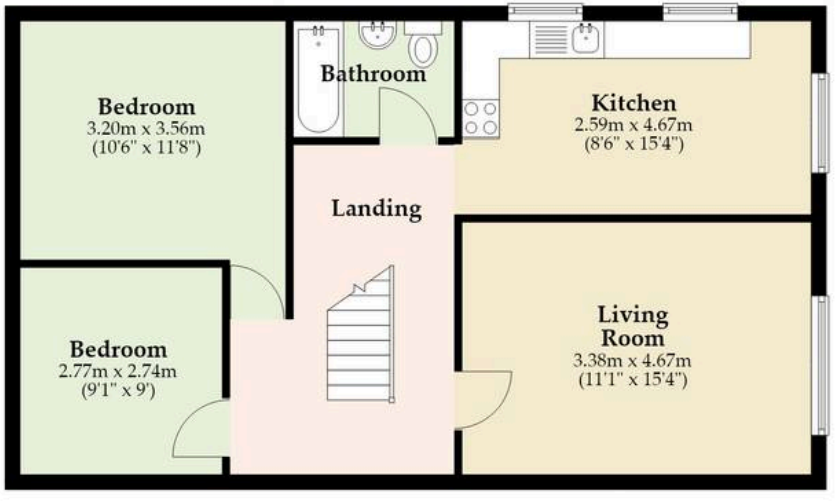
36a

Approx. 30.9 sq. metres (332.2 sq. feet)



38 First Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



38 Ground Floor

Approx. 5.0 sq. metres (54.2 sq. feet)



Total area: approx. 136.6 sq. metres (1470.2 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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