



**ST PETERS ROAD**  
GREAT YARMOUTH  
NORFOLK  
NR30 3BQ

**£110,000** Freehold





## ST PETERS ROAD | GREAT YARMOUTH

A PAIR of one bedroom FLATS in central great Yarmouth.

A GOOD INVESTMENT opportunity.

Chain Free.

### DESCRIPTION

This Victorian property comprises of two self-contained one bedroom apartments. The accommodation provides one ground floor flat with kitchen, bedroom/living area, and shower room. The second flat has a ground floor entrance leading to a large kitchen/diner, stairs up to a landing with access to a family bathroom, living room and separate bedroom beyond.

The ground floor apartment has electric heating, and the first floor has a mix of gas and electric heating.

Please view the floor plan for room dimensions and layout.

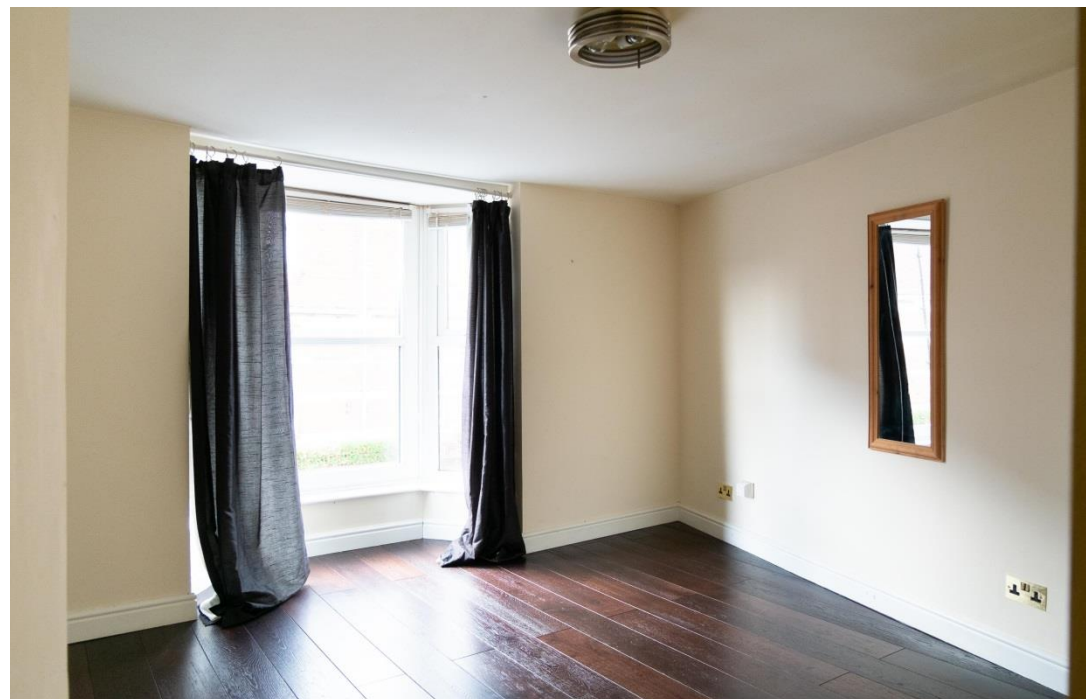
### LOCATION

Great Yarmouth seafront, St Georges Park, and market place are within short walking distance providing a selection of shops, restaurants, bars and cafes.

The towns main bus station is within a five minute walk of the property, and for those with cars there is resident parking available on the neighbouring streets.

### SERVICES

Mains gas, water, electricity and drainage are understood to be connected. Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



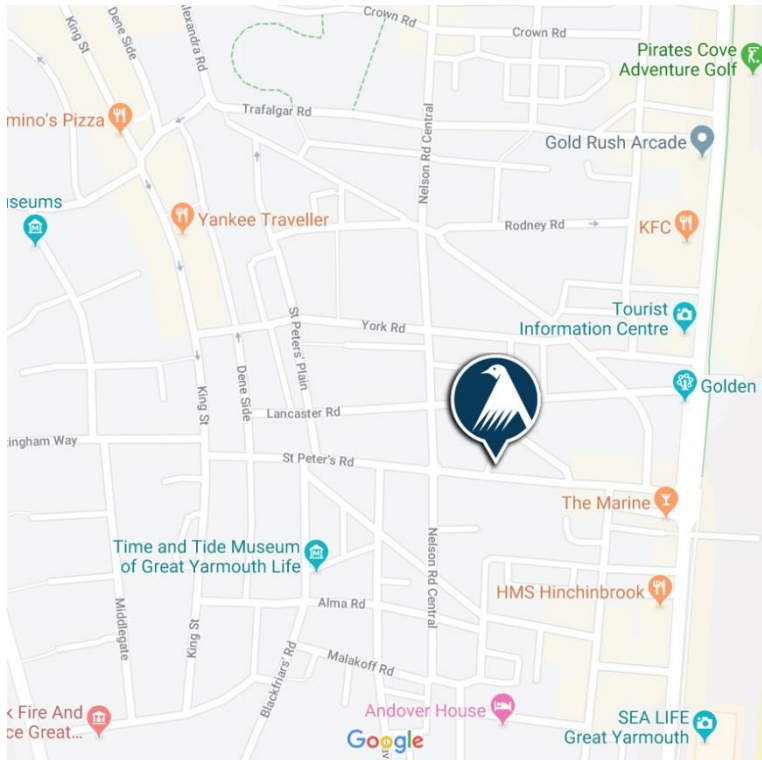






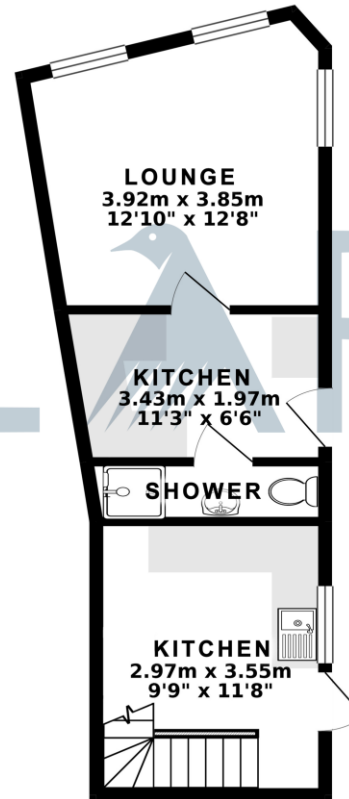
#### AT A GLANCE:

Property: Flats, Two Bedrooms  
Approximate Floor Area: 700 sq ft (65 sq m)  
Heating: Electric Heating  
Energy Rating: D 58  
Local Authority: GYBC  
Council Tax Band: A (£1,077)

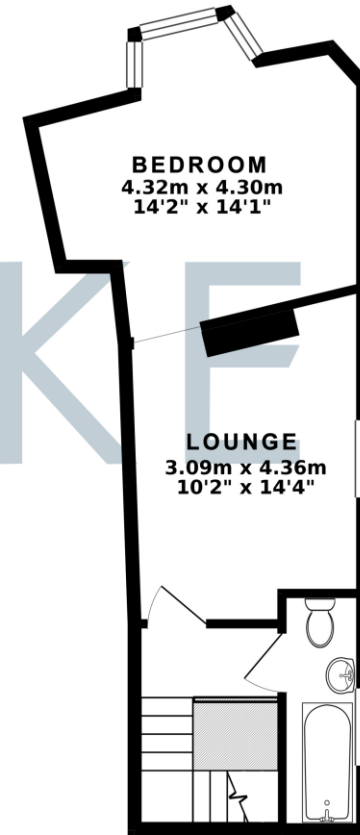


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GROUND FLOOR 32 sq. m.  
( 344 sq. ft. )



FIRST FLOOR 33 sq. m.  
(355 sq. ft.)



TOTAL FLOOR AREA : 65.00 sq. m. ( 700 sq. ft. ) approx.

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.  
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