TOTTENHAM STREET



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"TWO CONNECTED RECEPTION ROOMS AND A KITCHEN WITH A DISTINCTLY RETRO PALETTE GIVE THIS TERRACE A CHARACTER OF ITS OWN."

THE TOUR

Behind a white-painted brick frontage, this mid-terrace house has two connected reception rooms, a ground-floor bathroom and three rooms upstairs, with the smallest reached through the middle bedroom. The house would benefit from modernisation and extends to approximately 63.2 sq m across two floors, excluding the covered yard.

Metal gates open onto a paved forecourt, with an enclosed porch leading into the living room. A street-facing window brings daylight across the exposed timber floorboards, which continue through a wide opening into the dining room. Built-in cupboards sit in one alcove, and a separate door opens to the staircase.

At the rear, the kitchen pairs orange-fronted cupboards with a patterned tiled splashback and a stainless-steel sink. A window looks into the covered yard. Beyond the kitchen, a rear lobby opens to the yard and to the bathroom, which has a white suite and a shower over the bath.

Upstairs, the front bedroom has fitted wardrobes on either side of the chimney breast. The middle bedroom leads directly into the smallest room, where timber panelling, built-in cupboards and a sloping ceiling lend themselves to use as a dressing room.





THE AREA

Tottenham Street runs off Factory Road in Great Yarmouth. In the town centre, the historic Market Place brings together market stalls, independent shops and cafés, with further shops and everyday services at Market Gates.

Regent Road leads from the town centre towards the seafront. Central Beach stretches between Britannia Pier and Wellington Pier, with cafés and traditional seaside attractions along Marine Parade.

The town's maritime history is visible along South Quay and at the Time and Tide Museum, housed in a former herring-curing works. Beyond the town, the Norfolk Broads offer riverside walks, waterside villages and opportunities for boating.

Local buses serve Market Gates, and Great Yarmouth railway station has services to Norwich. The A47 provides a road route towards the city.





Living room



Covered rear yard with a translucent roof



Living room with exposed floorboards, looking into the dining room



Rear dining area



Ground-floor bathroom with a shower over the bath



Kitchen detail



Kitchen with orange cabinetry and a patterned tiled splashback



Panelled stairwell





White-painted frontage with a gated forecourt



Front bedroom with fitted wardrobes



Middle bedroom with a doorway to the rear room



Timber-panelled rear room with built-in cupboards

TOTTENHAM STREET
GREAT YARMOUTH

Total approximate floor area
= 63.2 sq m / 680 sq ft

Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)
(excluding Covered Yard)

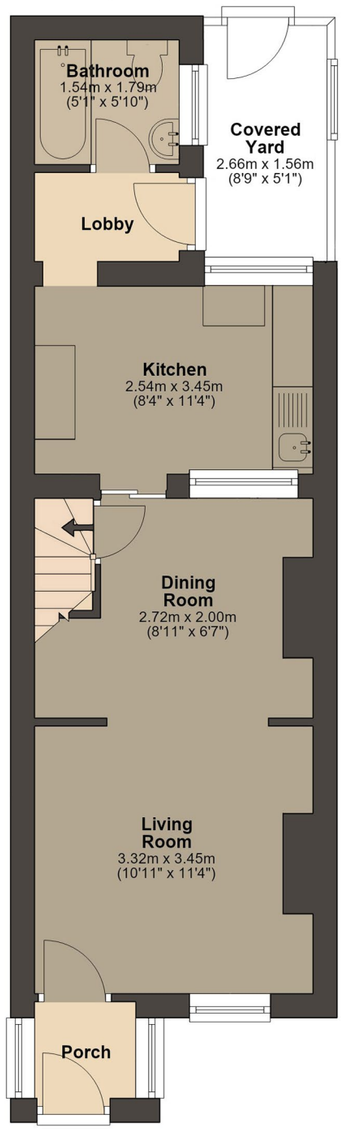


Illustration for identifification purposes only,
measurements are approximate.
Plan not to scale.

TOTTENHAM STREET
GREAT YARMOUTH

Total approximate floor area
= 63.2 sq m / 680 sq ft

First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)

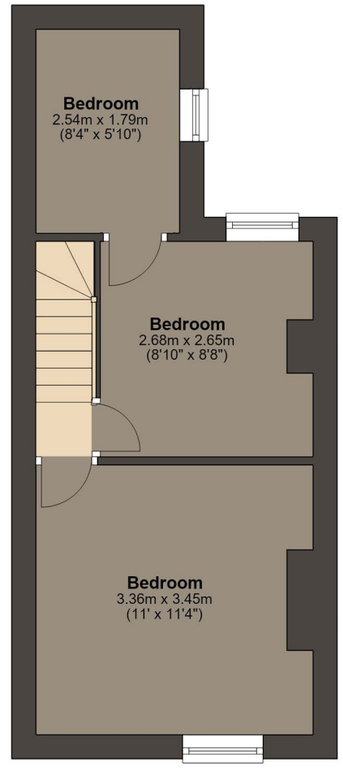


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Site Area
643 sq ft
59.73 sq m

SERVICES

Mains gas, electricity, water and drainage are connected

Rights of Access &
Shared Access

None known

Covenants, Easements, & Wayleaves

The HM Land Registry summary records restrictive covenants. Details should be checked against the title register and any documents it refers to.



For identification purposes only. Boundary markings are approximate

BEDROOMS / BATHROOMS

3 bedrooms / 1 bathroom

TOTAL FLOOR AREA

Approx. 63.2 sq m / 680 sq ft

TENURE

Freehold

CONSTRUCTION

Solid brick and cavity walls, with pitched and flat roof sections.

FENESTRATION

Fully double glazed.

ENERGY RATING

D (67). The EPC estimates £977 per year for heating, hot water and lighting.*

FLOOD RISK

The Environment Agency rates the current annual risk to land around the property as very low for surface water and for rivers and the sea.

BROADBAND

Ofcom predicts ultrafast download speeds of up to 1,800 Mbps and upload speeds of up to 220 Mbps.†

COUNCIL TAX

BAND A
£1,590.95 per annum

SCHOOL CATCHMENT

North Denes Primary School and Nursery, Northgate Primary School, St. Nicholas Priory CE VA Primary School and Great Yarmouth Charter Academy (2026/27).



* Figures taken from EPC estimate and may vary depending on usage and supplier rates

+ Source: Ofcom broadband availability checker – subject to provider and package

REF:**7430**

TOTTENHAM STREET
GREAT YARMOUTH

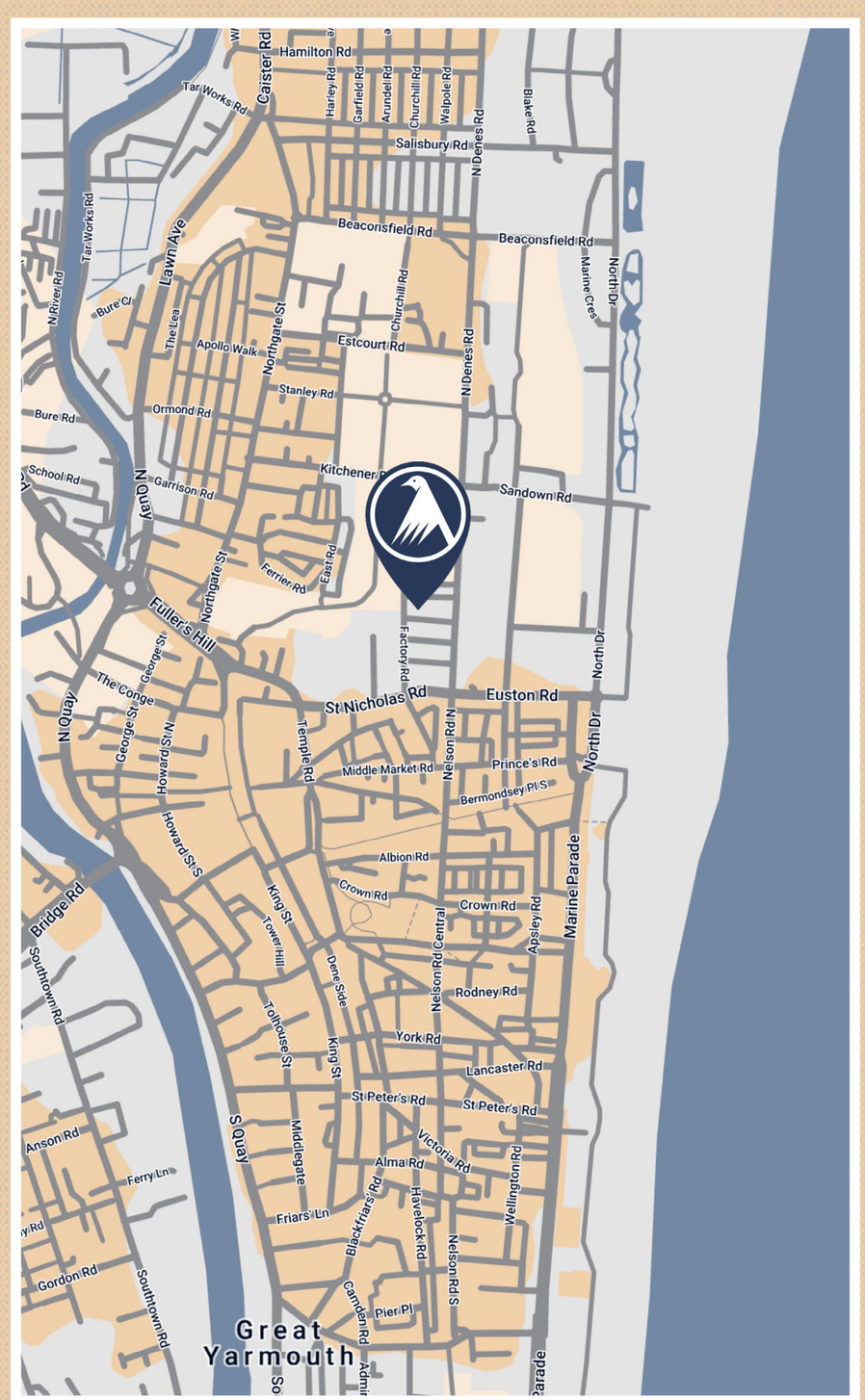
4 Tottenham Street
Great Yarmouth, Norfolk
NR30 1EP

Offers in the Region of £110,000

Viewing strictly by appointment
on: 01493 330 299

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