



Guide Price £95,000

2 Bedroom Terraced House for sale
98 Exmouth Road, Great Yarmouth





Overview

Vacant and ready for a speedy completion, this 2-bedroom terrace near Great Yarmouth's North Quay is a cracking opportunity for first-time buyers, downsizers or investors. Call today to view.



Key Features

- Chain Free
- 2-Bedroom Terraced House
- Kitchen with Generous Worktop and Electric Hob and Oven
- Combi Gas Boiler, Double-Glazed and Electric Shower
- Extensive Driveway Offering Scope for the Future
- Short Walk of South Beach, Market Gates and Train Station
- Viewings Readily Available
- For Sale by Modern Method of Auction



Welcome to Exmouth Road, Great Yarmouth. Set back with an extensive front driveway, this home immediately stands out for its practical parking and the scope it offers - ideal if you're thinking of extending in the future.

Stepping inside, the ground floor starts with a bright lounge-diner boasting a low-set tall window, a feature mirrored in the front bedroom. The kitchen is set adjacent, offering generous worktop space, an electric oven, a hob and an extractor hood. The shower room sits to the rear of the property, opposite an exterior door into a small courtyard. It's a straightforward layout that works well for day-to-day living and rental demand alike.

Upstairs, you'll find two bedrooms, both boasting plenty of natural daylight. The front bedroom benefits from a small built-in cupboard, and the rear houses the combi boiler over the stairwell.

Location-wise, you're perfectly placed for the North Quay and Great Yarmouth town centre - handy for shops, gym, and everyday essentials - plus easy access to the seafront for walks and fresh air. It's a convenient spot for commuters too, with transport links close by and plenty to enjoy on your doorstep.

Viewings are readily available; simply call us 24/7.

What3Ways: [///vibe.cubes.socket](http://vibe.cubes.socket)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will



receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge-Diner

10' 9" x 9' 11" (3.30m x 3.03m)

Fitted carpet, uPVC double-glazed window, ceiling light, multiple sockets, tv aerial, radiator and cupboard housing the consumer unit.

Kitchen

10' 9" x 7' 3" (3.30m x 2.22m)

Vinyl flooring, uPVC double-glazed window, base-mounted units with integrated electric oven, hot and extractor hood, freestanding washing machine, splashback tiling, multiple sockets and ceiling light.

Shower Room

9' 1" x 6' 6" (2.77m x 2.00m)

Vinyl flooring, obscured uPVC double-glazed window, corner shower unit with electric shower, tiled walls, wash hand basin, toilet, heated towel rail, ceiling light and extractor fan.

Bedroom One

10' 9" x 9' 11" (3.28m x 3.03m)

Fitted carpet, uPVC double-glazed window, built-in floor-to-ceiling cupboard, multiple sockets, tv aerial, ceiling light and radiator.

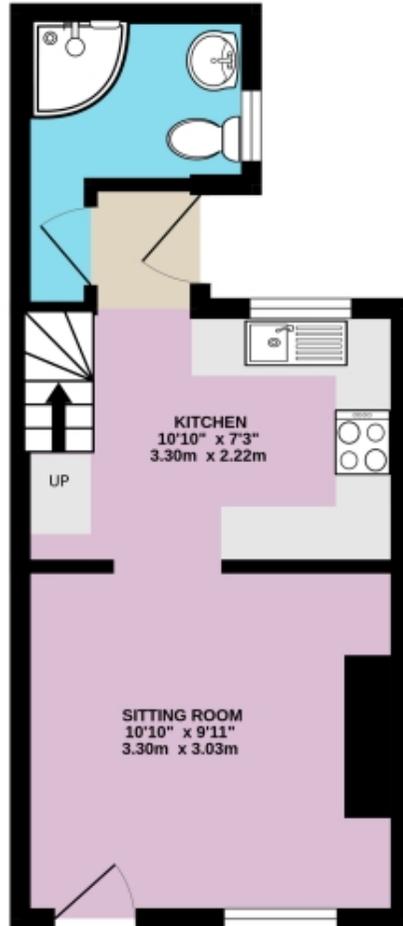
Bedroom Two

8' 3" x 7' 3" (2.53m x 2.22m)

Fitted carpet, uPVC double-glazed window with fitted roller blind, ceiling light, radiator, multiple sockets and cupboard housing the combi gas boiler.

Floorplans

GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



1ST FLOOR
180 sq.ft. (16.8 sq.m.) approx.



2-BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) 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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EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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