



Aldreds
Estate Agents

29 North Denes Road
Great Yarmouth NR30 4LU
£250,000



29 North Denes Road

Aldreds are pleased to offer this established three storey, mid terraced HMO which would provide a superb investment opportunity generating approximately £25,000 gross income with potential to increase the revenue further. The property is in a popular location to the north of the town centre and comprises of an entrance lobby, entrance hall, private accommodation with a kitchen/living room, shower room and bedroom on the ground floor combined with five letting rooms which are all fully occupied with long term tenants. In addition there are two shower rooms, cloakroom and an office located on the first floor. Outside is a westerly facing courtyard and forecourt. The property also benefits from double glazed windows.

Entrance Lobby

Part double glazed pvc entrance door, part glazed internal door to:

Entrance Hall

Stairs to first floor with under stairs cupboard housing the electrical installation and meters, doors leading off to:

Private Accommodation

Kitchen/Living Room

29'1" x 10'1" (8.88 x 3.08)

Living Room Area

With double glazed window to side aspect, tv point, wood effect laminate flooring.

Kitchen Area

Fitted wood effect wall and matching base units with granite effect worktops and matching splashbacks over, single drainer stainless steel sink unit, space and plumbing for a washing machine and dishwasher, breakfast bar, gas cooker point with extractor hood over, double glazed window to side aspect, part double glazed pvc rear entrance door, access to:

Rear Lobby

Tiled flooring, double glazed window to rear, sliding door to:

Bathroom

7'10" x 7'2" (2.39 x 2.19)

Corner bath, corner shower cubicle with electric shower over, low level wc, pedestal wash basin, aqua panelled walls, tiled flooring, extractor fan, recessed spot lights.

Bedroom

14'0" x 12'11" (4.28 x 3.95)

Including the chimney breast, double glazed window to rear.

Letting Room 1

15'1" x 13'1" plus (4.62 x 4.01 plus)

Double glazed bay window to front aspect and including the chimney breast, fitted gas fire, tv point, fitted kitchen area with wall and matching base units, gas cooker point, single drainer stainless steel sink unit.

First Floor Landing

Doors leading off to:

Shower Room

8'5" x 6'11" (2.57 x 2.11)

Corner shower cubicle with electric shower fitting, low level wc, pedestal wash basin, wall mounted electric heater, frosted double glazed window to side aspect, extractor fan.

Shower Room 2

6'10" x 6'7" (2.10 x 2.02)

Corner quadrant shower cubicle with electric shower fitting, pedestal wash basin, wall mounted electric heater, aqua panelled walls, frosted double glazed window to side aspect.

Cloakroom

Low level wc, pvc panelled walls, frosted window to side aspect.





Office/Bedroom

10'1" x 9'9" (3.08 x 2.98)

Double glazed window to side aspect.

Letting Room 2

17'10" x 13'1" (5.45 x 4.01)

Including the chimney breast and wardrobe cupboard, two double glazed windows and fire escape door to front aspect, fitted gas fire, tv point, fitted kitchen area with wall and matching base units, gas cooker point, single drainer stainless steel sink unit.

Letting Room 3

14'0" x 12'11" (4.28 x 3.94)

Including the chimney breast and wardrobe cupboard, gas cooker point, kitchen units, single drainer stainless steel sink unit, double glazed window to rear aspect.

Second Floor Landing

Built in storage cupboard, doors leading off to:

Letting Room 4

17'10" x 13'1" (5.45 x 4.01)

Including the chimney breast and wardrobe cupboard, double glazed window to front aspect, fitted gas fire, tv point, fitted kitchen area with wall and matching base units, gas cooker point, single drainer stainless steel sink unit.

Letting Room 5

14'0" x 12'11" (4.28 x 3.94)

Including the chimney breast and wardrobe cupboard, gas cooker point, kitchen units, single drainer stainless steel sink unit, double glazed window to rear aspect.

Outside

To the front of the property is a low maintenance paved forecourt. To the rear is an enclosed westerly facing courtyard garden with summerhouse and shed. A gate leads to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric and drainage. The property also has an operational fire alarm system provided.

Agents Note

The property has been run as a successful long term HMO where the current license has recently expired with the clients now in the process of applying for a new license.

Council Tax

Great Yarmouth Borough Council - Band 'C'

EPC Rating - 'C' (75)

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road, at the end turn right into North Denes Road where the property can be found part way down on the right handside.

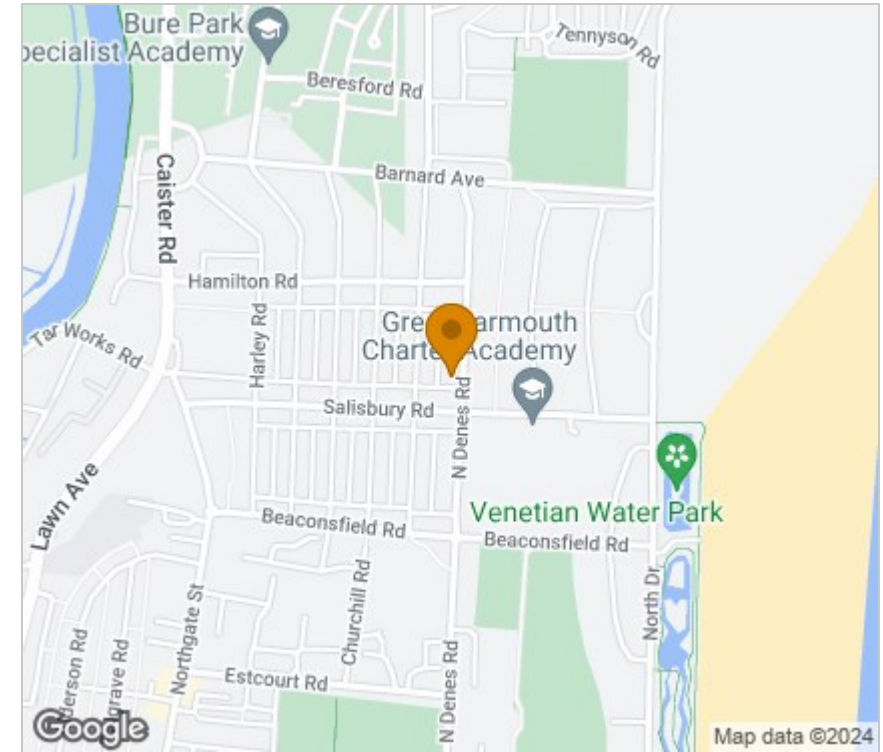
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Floor Plan



Area Map



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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