NORTH MARKET ROAD



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“MARKET STALLS AND CAFÉS NEARBY, WITH A PAVED SPOT FOR COFFEE JUST OUTSIDE THE KITCHEN.”

THE TOUR

Behind a white-painted brick frontage, this two-bedroom mid-terrace house has a separate living room and kitchen diner, a ground-floor bathroom and an enclosed rear garden. The accommodation extends to approximately 45.5 sq m across two floors.

The front door opens directly into the living room, where a tall street-facing window brings daylight across the striped carpet. An inner hall connects the ground-floor rooms, with the staircase rising to the first floor.

At the back of the house, the kitchen diner is fitted along two walls. Timber-effect base units and white wall cabinets are paired with blue worktops, a tiled splashback and a tiled floor. An oven and hob are built in, and there is room opposite the units for a small dining table. The sink sits beneath a window overlooking the garden, with a glazed door alongside.

The ground-floor bathroom contains a white suite with a bath, glazed shower screen, washbasin and WC.

Upstairs, both bedrooms open independently from the landing. The larger double faces North Market Road. The smaller room looks out over the garden and could also serve as a study.

Immediately outside the kitchen, a paved area has room for a table and chairs. A path continues between planted borders to a timber shed at the end of the garden, with timber fencing along both sides.





THE AREA

North Market Road is close to Great Yarmouth's historic Market Place, where market stalls, independent shops and cafés sit alongside familiar high-street names. The surrounding streets offer everyday shops and services, with Market Gates nearby.

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

The town's maritime history can be seen in its quayside buildings and surviving medieval walls. Beyond Great Yarmouth, the Norfolk Broads offer riverside walks, waterside villages and opportunities for boating.

Local buses stop by Market Gates, and the railway station is a short walk from the Market Place via The Conge. Rail services connect Great Yarmouth with Norwich, while the A47 provides a road route towards the city.





White-painted frontage on North Market Road



Living room looking towards the inner hall



Fitted kitchen with integrated oven and hob



Enclosed rear garden with paved seating area and timber shed



Principal bedroom to the front



Second bedroom overlooking the garden



Inner hall and staircase



Ground-floor bathroom

NORTH MARKET ROAD
GREAT YARMOUTH

Total approximate floor area
= 45.5 sq m / 489 sq ft

Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)

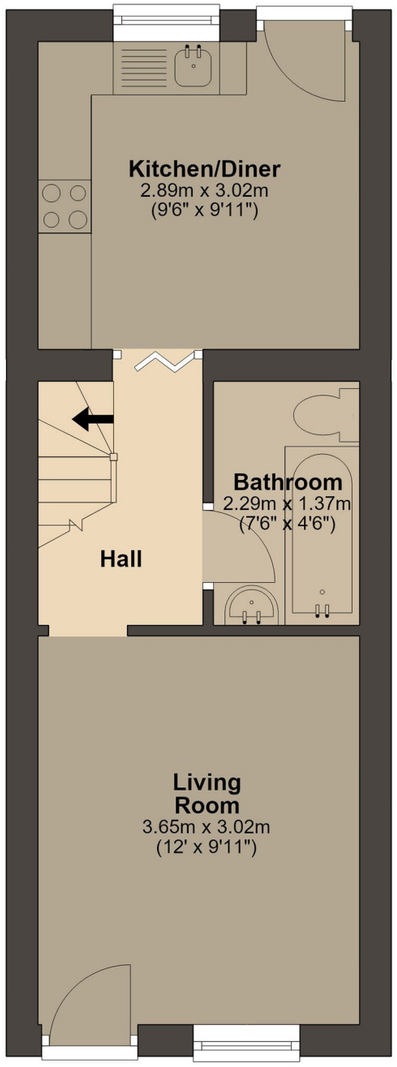


Illustration for identifification purposes only,
measurements are approximate.
Plan not to scale.

NORTH MARKET ROAD
GREAT YARMOUTH

Total approximate floor area
= 45.5 sq m / 489 sq ft

First Floor

Approx. 18.2 sq. metres (195.7 sq. feet)

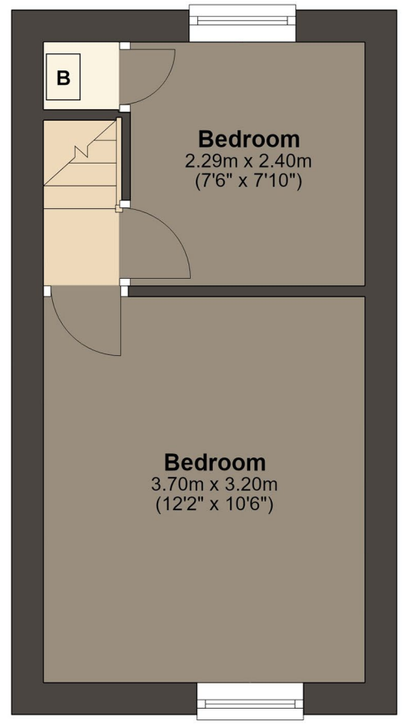


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Site Area
812 sq ft
75.5 sq m

SERVICES

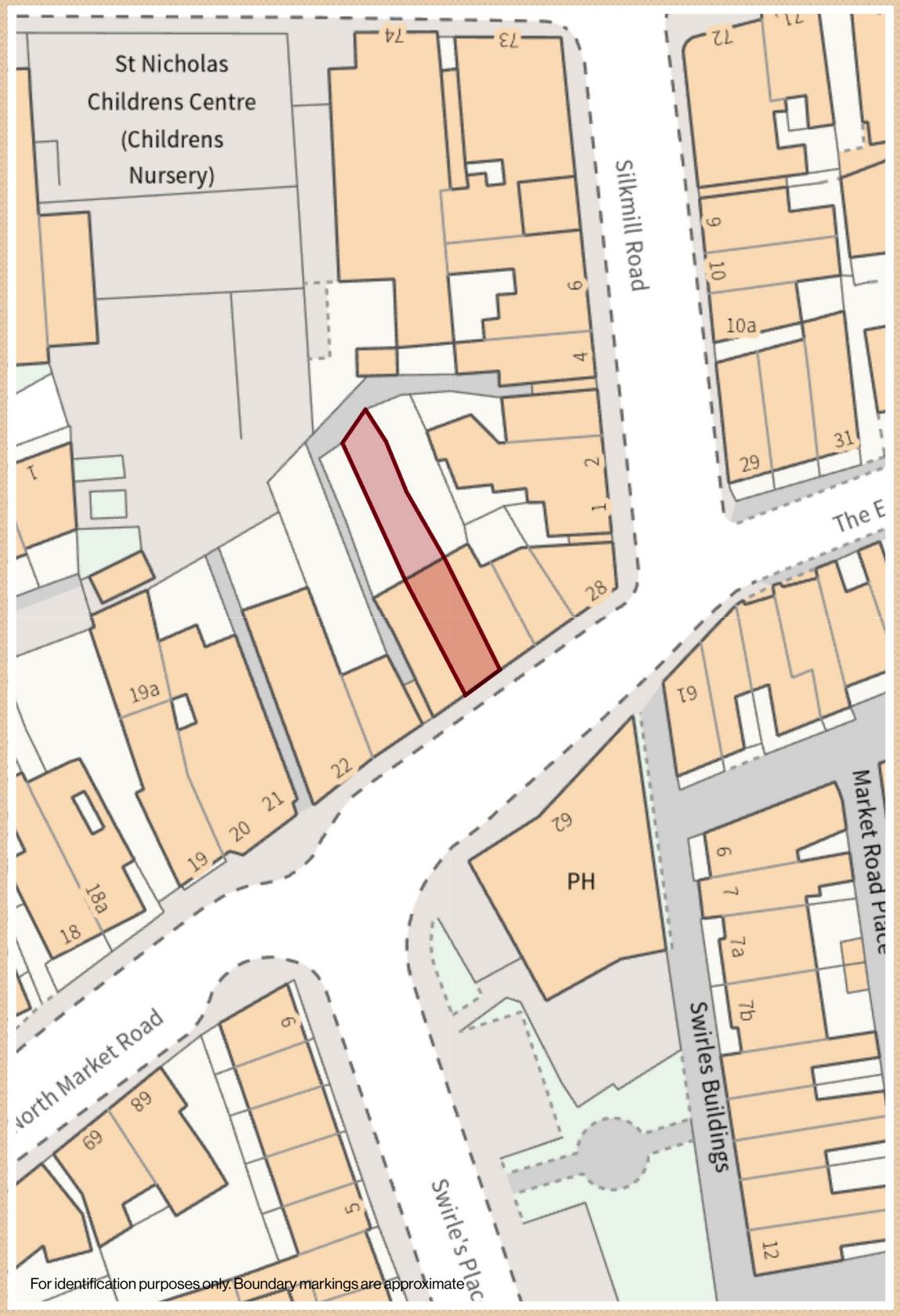
Mains gas, electric, water and drainage connected.

Rights of Access &
Shared Access

None known

Covenants, Easements, & Wayleaves

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



For identification purposes only. Boundary markings are approximate

BEDROOMS / BATHROOMS

2 bedrooms / 1 bathroom

TOTAL FLOOR AREA

Approx 45.5 sq m / 489 sq ft

TENURE

Freehold

CONSTRUCTION

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

FENESTRATION

Fully double glazed

ENERGY RATING

C (73). The EPC estimates £612 per year for heating, hot water and lighting *

FLOOD RISK

The Environment Agency rates the current annual risk to land around the property as high for surface water and low for rivers and the sea. Projected risk is high for surface water in 2040–2060 and medium for rivers and the sea in 2036–2069.

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 per annum

SCHOOL CATCHMENT

Great Yarmouth Primary Academy and Nursery, St. George's Primary & Nursery School, St. Nicholas Priory CE VA Primary School, and Great Yarmouth Charter Academy.



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

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

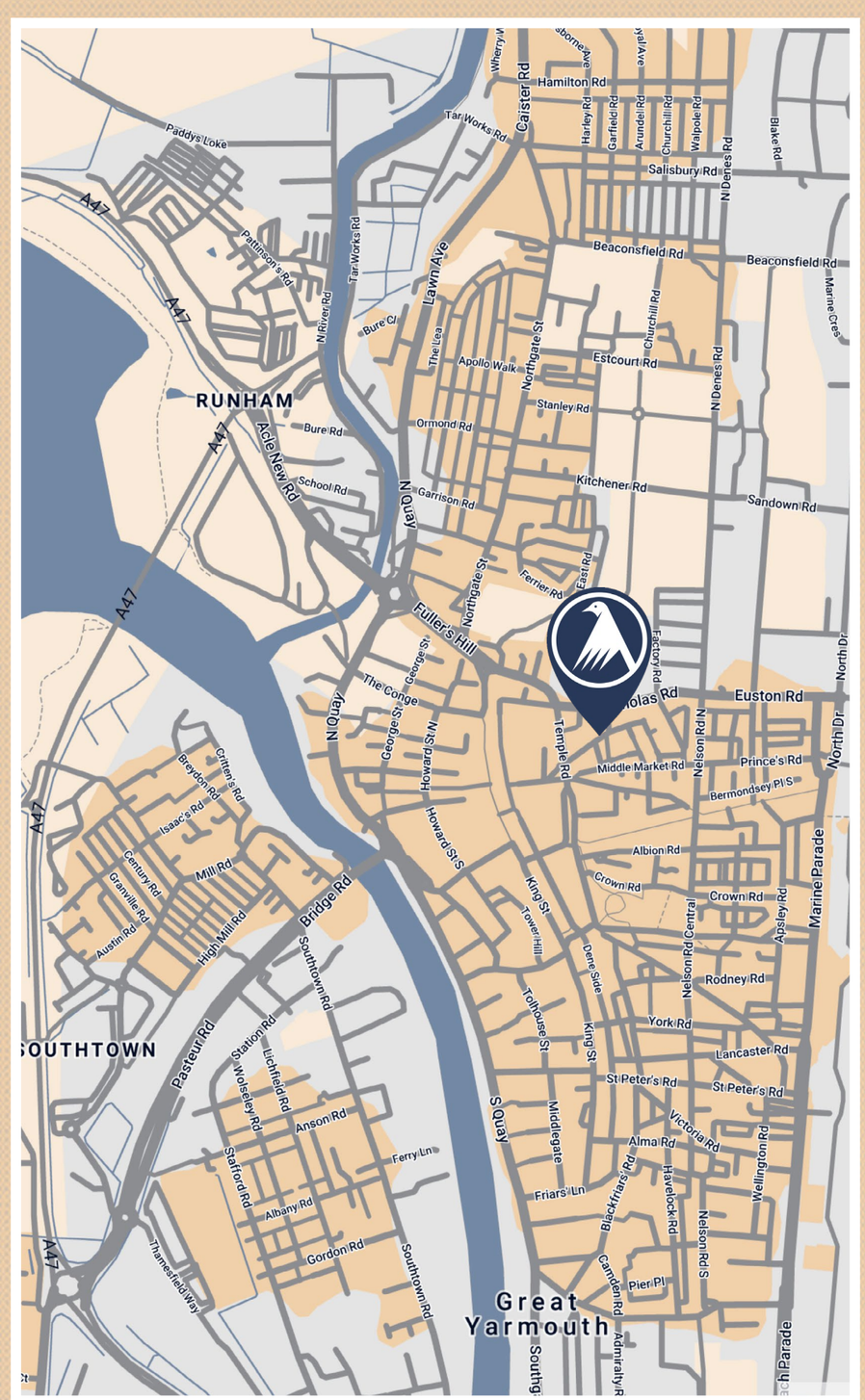
REF:**7429**

NORTH MARKET ROAD GREAT YARMOUTH

25 North Market Road
Great Yarmouth, Norfolk
NR30 2DX

Offers in the Region of £105,000

Viewing strictly by appointment
on: 01493 330 299



At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

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