



LEASEHOLD

House - Townhouse

37 CAMPERDOWN, GREAT YARMOUTH, NORFOLK, NR303JB

Offers Over

£175,000

FEATURES

- Renovation Project
- Proposed plans to convert into 7 self contained apartments
- Cash Buyers Only
- 4 Storey home
- Central Location
- No Onward Chain



10 Bedroom House - Townhouse located in Great Yarmouth

Situated in the sought after area of Camperdown, Great Yarmouth, this substantial townhouse presents a unique opportunity for those with a vision for renovation. Boasting ten bedrooms and three bathrooms, this property is ideal for investors or cash buyers looking to create a remarkable residence or a profitable venture.

While the house is in need of extensive renovation throughout, it comes with the added benefit of expired planning permission to convert the property into seven apartments, offering potential for significant returns on investment. The generous layout provides ample space for creative redesign, allowing you to tailor the property to your specific needs and aspirations.

Situated in close proximity to the picturesque sea front, this location is perfect for those who appreciate coastal living. The vibrant atmosphere of Great Yarmouth, with its array of shops, restaurants, and leisure activities, is just a stone's throw away, making it an attractive option for future tenants or homeowners.

It is important to note that this property is available to cash buyers only, given its current condition. The lease is set to expire in 2844, providing a long-term investment opportunity for the discerning buyer.

In summary, this townhouse in Camperdown is a blank canvas awaiting your creative touch. With its prime location and potential for conversion, it is a rare find in the Great Yarmouth property market. Do not miss the chance to transform this property into something truly special call us today on 01603 338433 to arrange your time to view or to discuss this opportunity further.

Basement Floor

Consisting of five rooms, w.c and storage cupboard.

Ground Floor

Consisting of two rooms, a w.c and stairs to the first floor.

First Floor

Consisting of four rooms and a bathroom.

Second Floor

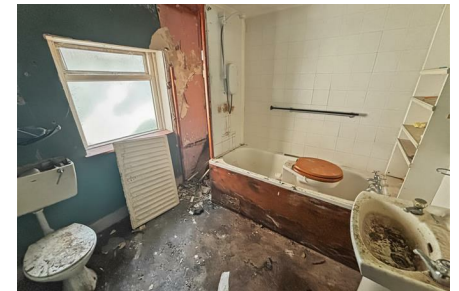
Currently consisting of four rooms including two shower rooms.

Expired Planning Reference

Reference number for lapsed planning = 06/20/0382/F

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a connected person in the sale of this property. The property is being sold by a connected person known to Think Property.

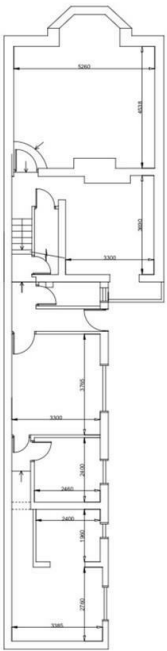


Call us on
01603 338433

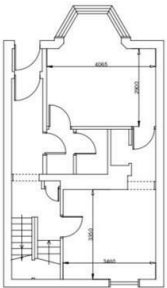
norwich@thinkproperty.ltd
<https://www.thinkproperty.ltd/>

Council Tax Band
D

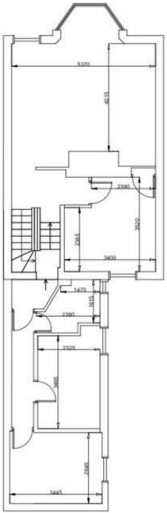
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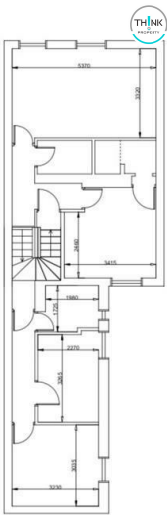
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

