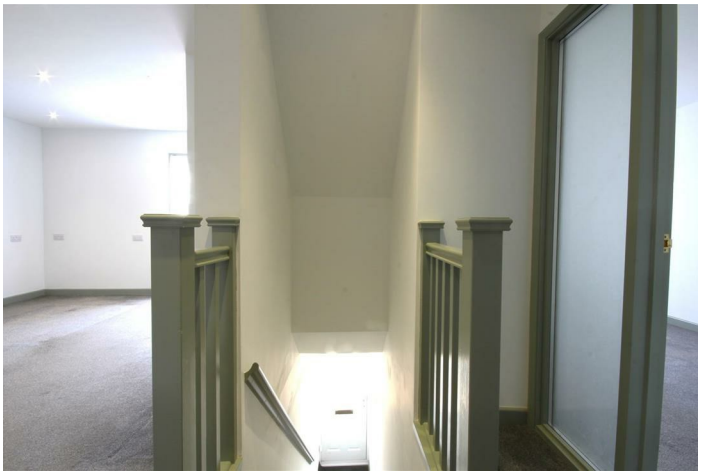


Apartment (EPC Rating: C)

FLAT 2, 1 TYRRELLS ROAD, GREAT YARMOUTH, NR31 0AR

£850pcm

- Available immediately
- 2 generous sized bedrooms
- Separate bathroom and WC
- Convenient location
- Water bill included

THINK PROPERTY

2 1 2 C

2 Bedroom Apartment located in Great Yarmouth

Welcome to this charming first-floor apartment located on Tyrrells Road.. This property boasts a modern decoration throughout, creating a fresh and inviting atmosphere.

The apartment features a generously sized reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. Additionally, there are two well-proportioned bedrooms, perfect for restful nights and personal retreats.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is that the water bill is included, offering added convenience and peace of mind.

Situated in a convenient location, this apartment provides easy access to local amenities, transport links, and the beautiful coastal attractions that Great Yarmouth has to offer.

In summary, this modern two-bedroom apartment on Tyrrells Road is a fantastic opportunity for those seeking a comfortable and stylish living space in a prime location. Don't miss your chance to make this lovely flat your new home.

Entrance Hall
Grey carpet, with stairs leading to the flat. UPVC white door

Lounge
16'8" x 12'7"
Grey carpet with neutral decoration, white UPVC window, double sockets. Door leading to the bathroom.

Bedroom 1
16'6" x 8'7"
Double bedroom with grey carpet with neutral decoration, white UPVC window. Double sockets, storage cupboard.

Bedroom 2
9'10" x 12'1"
Double bedroom with grey carpet and neutral decoration, white UPVC window and double sockets

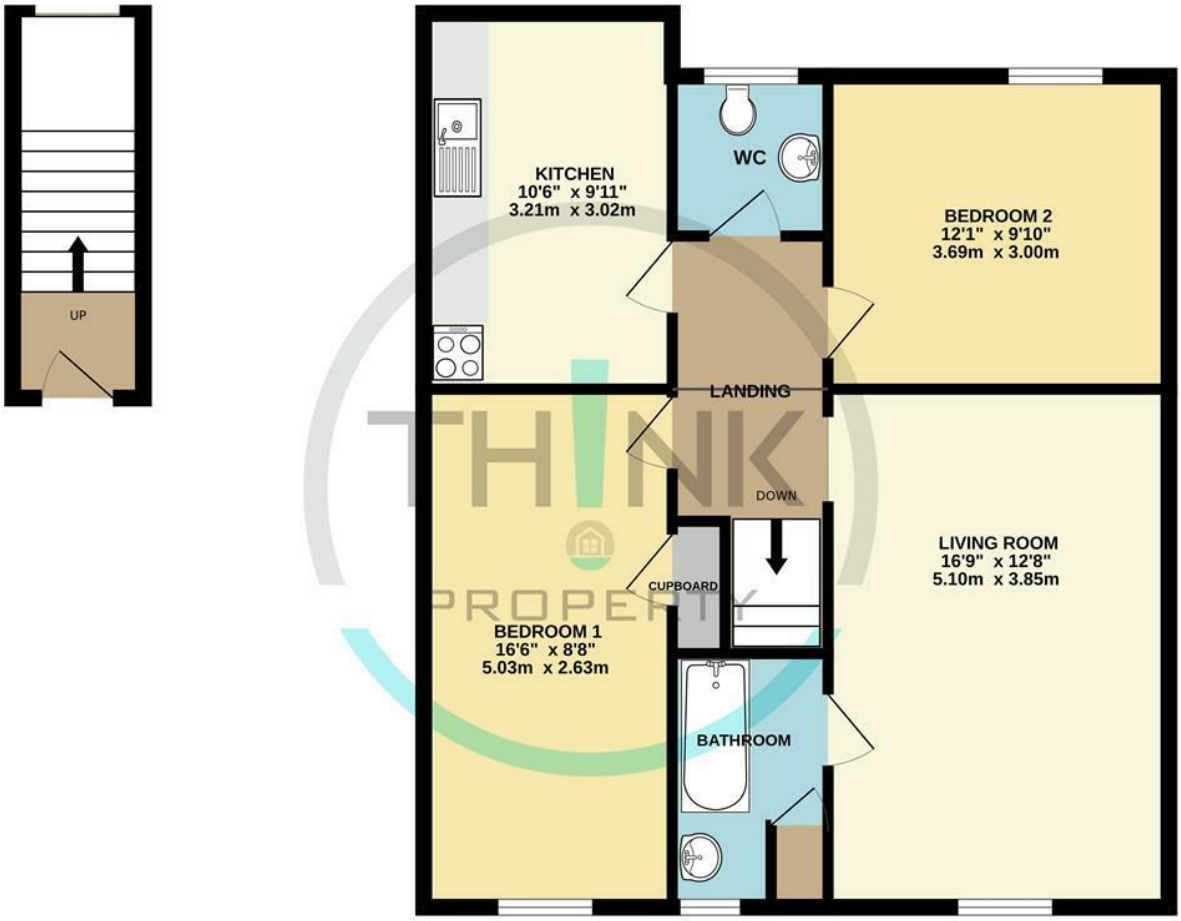
Toilet
White 2 piece suite, Toilet and sink. Grey carpet and neutral decoration, white UPVC window

Bathroom
White 2 piece suite consisting of White bath with shower above and sink. Cupboard housing boiler and meters. White UPVC window.

Kitchen
9'10" x 10'6"
Oak effect vinyl with oak effect cupboards. White UPVC window and double sockets.

GROUND FLOOR
62 sq.ft. (5.7 sq.m.) approx.

1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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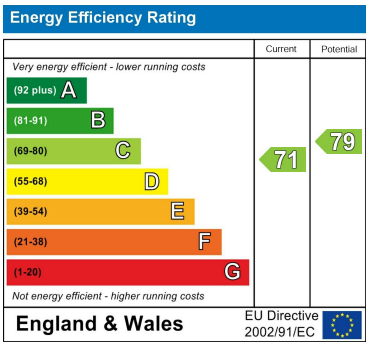
Council Tax Band

A

Energy Performance Graph



Call us on

01603 338433

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

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.