



FREEHOLD

House - Terraced

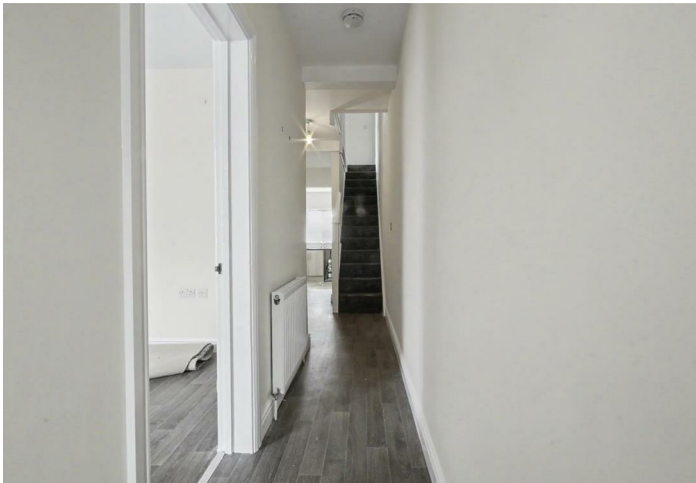
25 SALISBURY ROAD, GREAT YARMOUTH, NR30 4LE

Asking Price

£140,000

FEATURES

- No Chain
- Recently decorated
- Two reception rooms
- South facing garden
- Close to the seafront
- New flooring
- Hall entrance
- Two generous sized bedrooms
- Close to amenities
- Modern throughout



2 Bedroom House - Terraced located in Great Yarmouth

Nestled on Salisbury Road in the charming coastal town of Great Yarmouth, this delightful terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The two generous bedrooms offer comfortable living quarters, perfect for a small family or those seeking a peaceful retreat.

Recently redecorated, the home features new flooring throughout, ensuring a fresh and modern feel. The property is chain-free, allowing for a smooth and efficient purchase process. Its prime location means you are just a stone's throw away from local amenities, making daily errands a breeze. Additionally, the beautiful seafront is within easy reach, offering the perfect spot for leisurely strolls and seaside enjoyment.

This charming house combines comfort, convenience, and a touch of coastal charm, making it an ideal choice for anyone looking to embrace the vibrant lifestyle that Great Yarmouth has to offer. Don't miss the chance to make this lovely property your new home.

Entrance/Hallway

With UPVC entrance door, radiator, storage cupboard and vinyl flooring.

Lounge

With UPVC window to the front aspect, double sockets, TV point, x2 telephone points,, vinyl flooring and radiator.

Dining Room

With UPVC window to the rear aspect, radiator, double sockets and carpeted floor.

Kitchen

With UPVC door leading to garden, UPVC window to the rear aspect, integrated hob, electric oven and extractor over, vinyl flooring, wall mounted boiler, space for fridge/freezer and space and plumbing for a washing machine also.

Bathroom

Fitted with a white three suite comprising of bath with shower over, low level w.c, wash basin, vinyl flooring and radiator.

Landing

With carpeted flooring and radiator.

Bedroom 1

With UPVC window to the front aspect, radiator, carpeted flooring, double sockets and TV point.

Bedroom 2

With UPVC window to the rear aspect, carpeted flooring, double sockets, TV point and radiator.

Outside

The property is approached by a paved pathway leading to the front door. The front garden is laid with shingle and enclosed by a low brick wall. To the rear the garden mainly shingled with a paved path leading to the rear access gate.



GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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.

