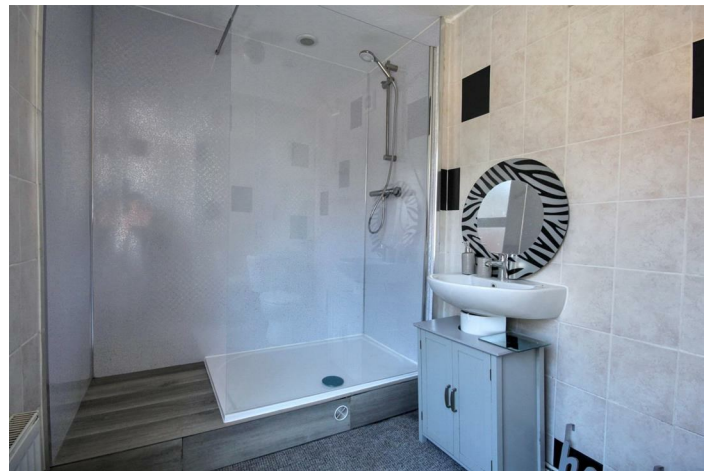


TO LET



Apartment (EPC Rating: D)

**56 NELSON ROAD
CENTRAL, GREAT
YARMOUTH, NR30 3BB**

£700pcm

- First Floor Flat
- Spacious Modern Finish
- Available Immediately
- Well Presented
- Separate Utility Room
- Convenient Location



1



1



1



D

1 Bedroom Apartment located in Great Yarmouth

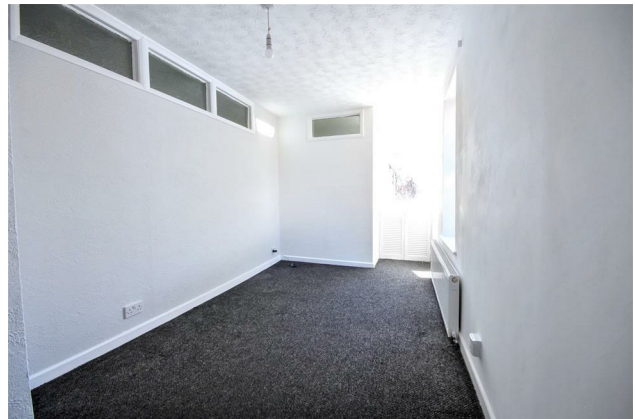
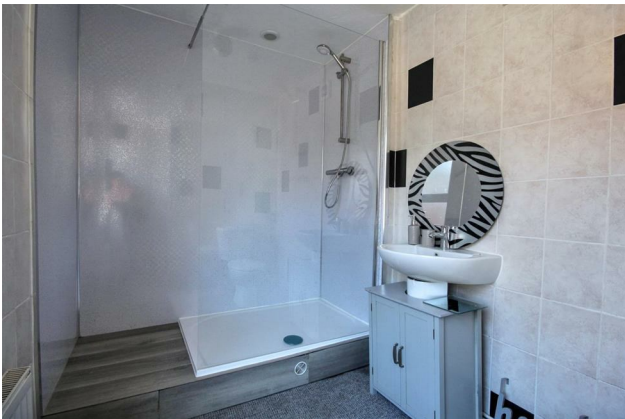
Spacious 1-Bedroom First Floor Flat – Great Yarmouth

Situated in a convenient location close to local shops, amenities and public transport links, this well-presented first-floor flat offers comfortable living ideal for a single professional or couple.

The property comprises a bright lounge, a good-sized fitted kitchen, one double bedroom and a bathroom with shower facilities. Neutrally decorated throughout, the flat is ready for you to move straight in and make it your own.

Additional benefits include gas central heating and double glazing.

Located within easy reach of Great Yarmouth town centre, the seafront, and the railway station, this home offers both comfort and convenience.





Bedroom

15'5" x 7'6"

A bright and spacious double bedroom offering plenty of natural light through two large open windows, creating a warm and airy feel. The generous floor space allows for flexible furniture arrangements, making it ideal for comfort and relaxation. Perfect as a peaceful retreat within the home.

Lounge

10'0" x 9'8"

This bright and welcoming lounge offers the perfect space to unwind or gather with friends and family. Generous in size, it easily accommodates a variety of furniture arrangements while still feeling open and airy. With plenty of room to relax, it's a space you'll look forward to spending time in every day.

Kitchen

7'11" x 11'3"

A light-filled, generously sized kitchen offering plenty of space for cooking and dining. Fitted with a hob, washing machine, and fridge, it provides everything you need for day-to-day living. The open layout and ample work surfaces make it both practical and welcoming – a perfect space to prepare meals and enjoy time at home.

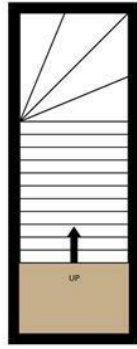
Bathroom

9'8" x 6'2"

A stylish and well-presented bathroom featuring a spacious open shower for a comfortable and refreshing experience. The contemporary design and practical layout make it both functional and inviting – the perfect place to start or end your day.

GROUND FLOOR
115 sq.ft. (10.7 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



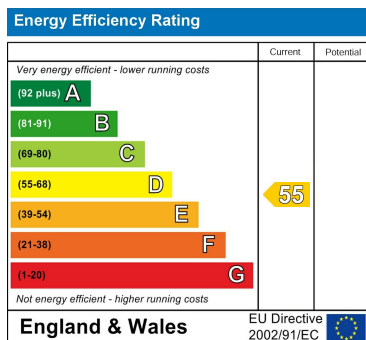
TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

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



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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.

