



ADDRESS  
22 Audley Street  
Great Yarmouth  
Norfolk  
NR30 1EW

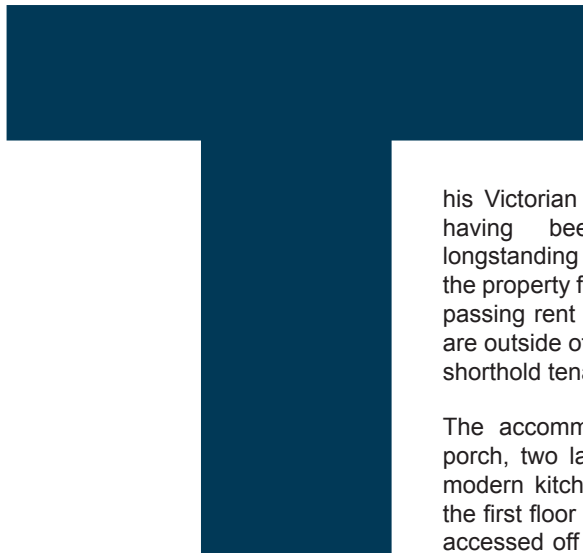
TENURE  
Freehold

# LARKES

WWW.LARKES.CO.UK  
SALES@LARKES.CO.UK  
01493 330299







his Victorian terrace is in great condition having been well maintained by longstanding tenants who have resided at the property for circa 15 years. The current passing rent is £465pcm, and the tenants are outside of the fixed term of an assured shorthold tenancy.

The accommodation offers an entrance porch, two large reception rooms, and a modern kitchen at ground floor level. On the first floor there are two bedrooms both accessed off a central landing, and to the rear a family bathroom comprising a white suite with pedestal wash basin, close coupled WC, and panel bath with shower over, there is vinyl flooring and part tiled walls.

Outside there is a front yard with foot path and artificial lawn, and to the rear a small yard with hand gate to the rear passage.

Unrestricted parking is available on street. The property has gas central heating via a gas combination boiler, and the home benefits from PVCu double glazing.

Tenure: Freehold  
Estimated Full Rental Value: £575 pcm  
Heating: Gas Central Heating  
Council Tax: Band A (£1,282)

Audley Street is a residential road in central Great Yarmouth. The property is located just a short walk from the Town Centre. It also has excellent access to nearby schools, of which there are several within a ten-minute walk. All of the Town's facilities are on the door step including supermarkets, doctors, dental surgery, and pharmacy. Bus and train stations are easily accessible, as are road links to the surrounding towns & cities.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





**‘THIS VICTORIAN TERRACE IS IN GREAT  
CONDITION HAVING BEEN WELL MAINTAINED  
BY LONGSTANDING TENANTS’**



**FIND  
YOUR  
NEST**







# AUDLEY STREET GREAT YARMOUTH

APPROXIMATE FLOOR AREA  
= 67.0 sq m / 721 sq ft

Illustration for identification purposes only, measurements are  
approximate, not to scale

## VIEWING ARRANGEMENTS

Telephone: 01493 330299

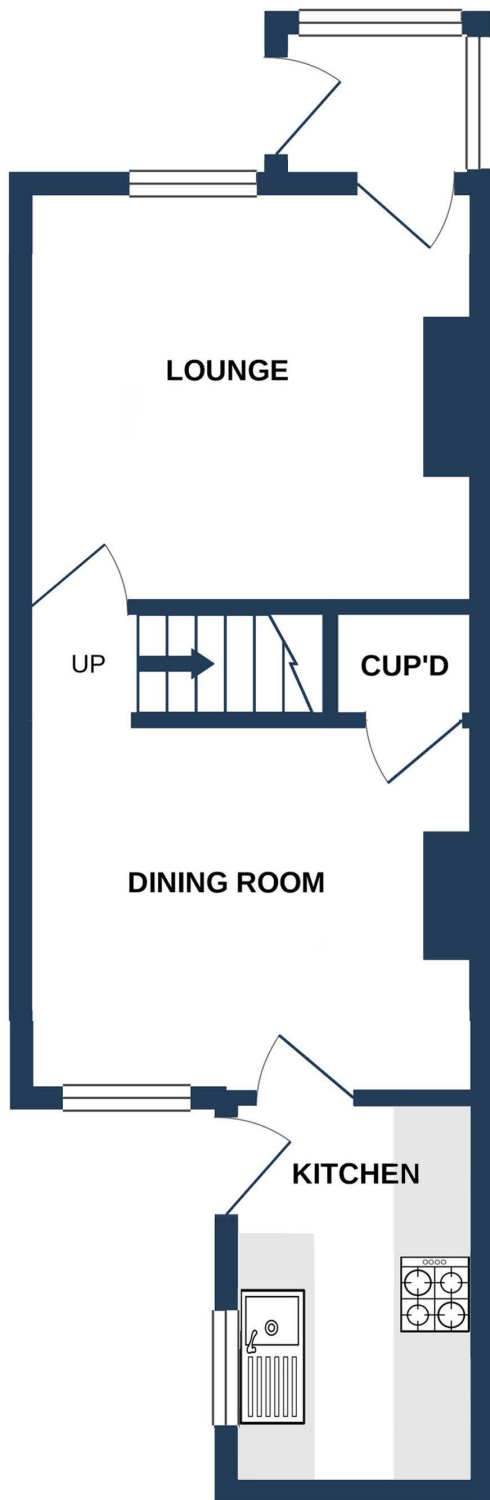
Email: [sales@larkes.co.uk](mailto:sales@larkes.co.uk)

COUNCIL TAX - Band A (£1,282)

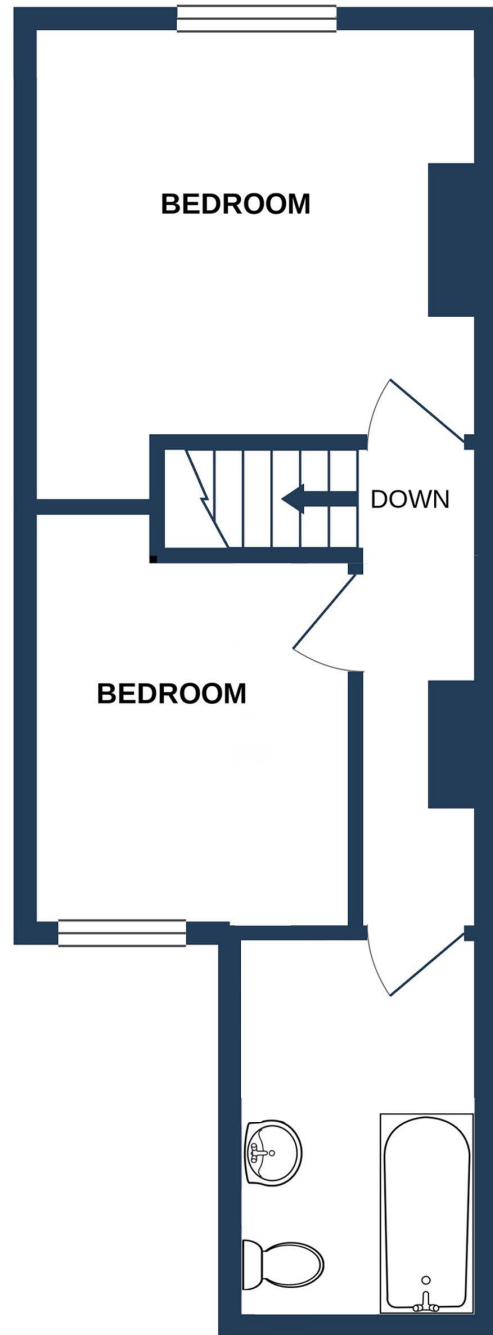
ENERGY RATING - D 67



**FIND  
YOUR  
NEST**



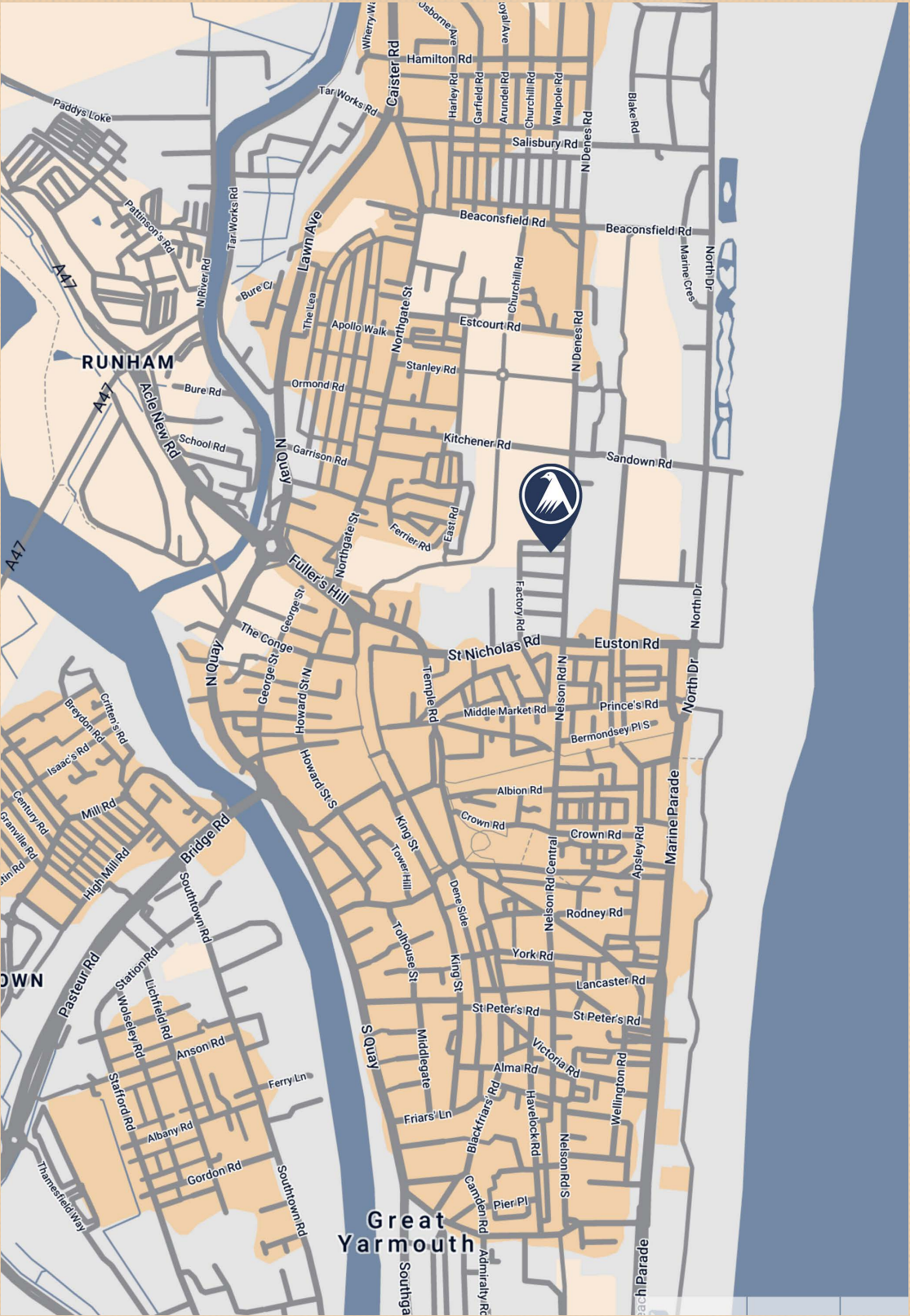
GROUND FLOOR



1ST FLOOR



Ref: 7179



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property