



23 Lichfield Road, Great Yarmouth

£170,000 Freehold

GUIDE PRICE: £170,000-£180,000. This versatile property boasts a well-thought-out layout, offering three reception rooms and four bedrooms across two floors. Relax in the sitting room, entertain in the dining room, or utilise the additional bedroom as needed. The convenient ground floor WC adds practicality, while the light-filled kitchen makes mealtimes a breeze. Upstairs, three spacious bedrooms and a modern bathroom provide comfortable spaces for the whole family. Step outside to the low-maintenance, courtyard garden - perfect for outdoor enjoyment without the hassle of extensive upkeep. Offered with no onward chain, this property presents a fantastic opportunity for a quick and smooth move.

Council Tax band: B

Tenure: Freehold

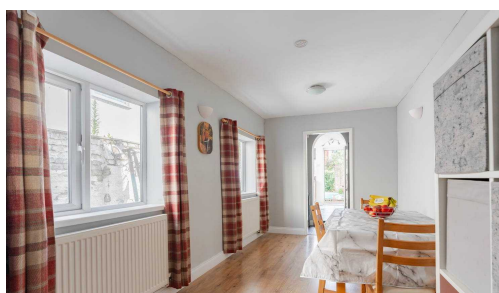
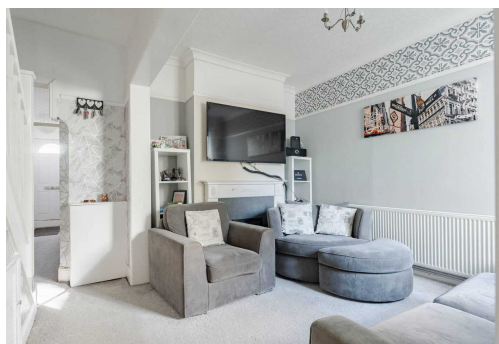
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THE LOCATION

Nestled within this charming town, the property enjoys proximity to the picturesque seaside, offering residents a seamless blend of tranquility and convenience. With easy access to local amenities, shopping centres, and entertainment options, Winifred Road promises a lifestyle that captures the essence of this vibrant coastal community. Whether strolling along the nearby promenade,



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LICHFIELD ROAD

As you step inside, you are welcomed by a warm and inviting atmosphere. The ground floor comprises three reception rooms, including a sitting room, dining room, and an additional fourth bedroom, providing ample space for relaxation and entertaining guests. The presence of a convenient ground floor WC eliminates the need to ascend the upper floor, enhancing the practicality of the home. A rear lobby connects seamlessly to the wooden-style kitchen, which is filled with natural light and offers provision for essential appliances, making meal preparation a breeze.

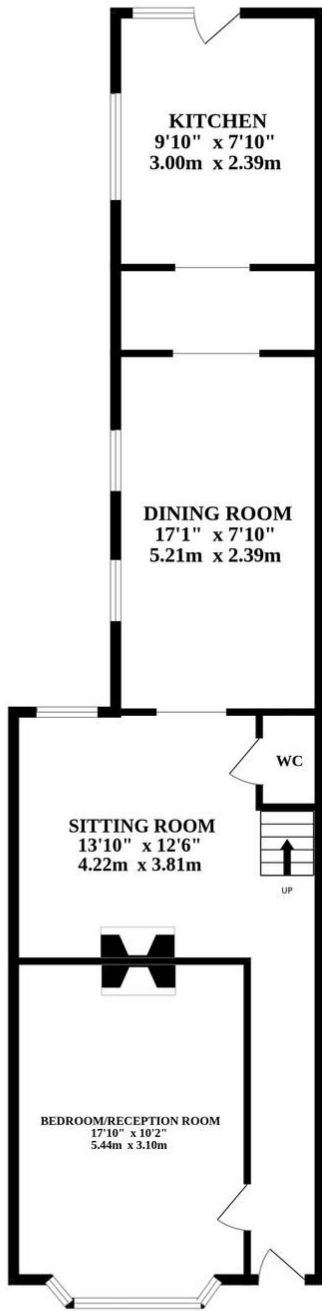
Ascending to the upper floor, you will find three generously sized bedrooms, each offering comfort and privacy for the residents. A three-piece bathroom suite, complete with a bath and overhead shower, provides a space for relaxation and self-care routines.

The property also features a courtyard-style garden mainly laid to patio, designed for those looking to enjoy outdoor space without the demands of high maintenance. Conveniently offered with no chain, this property presents an ideal opportunity for buyers looking to settle into a well-appointed home without delay.

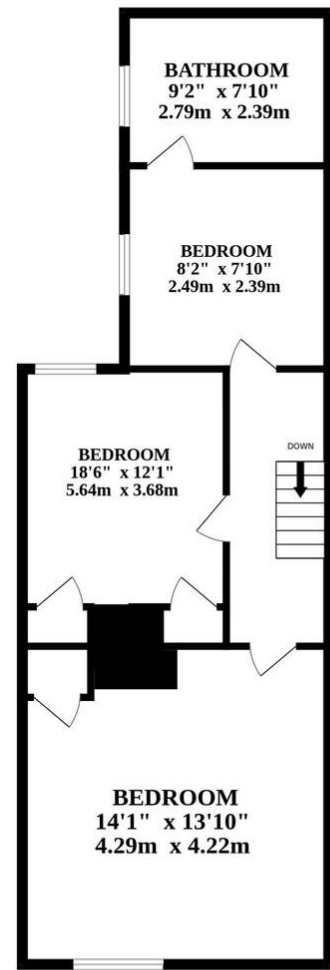
AGENTS NOTE



GROUND FLOOR



1ST FLOOR



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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