



## 54 Lichfield Road, Great Yarmouth

£130,000 Freehold

Nestled in a sought-after location, this charming terraced house presents an exceptional opportunity for savvy investors or first-time buyers seeking a comfortable residence. This end-terrace property offers a 7% yield, making it an attractive option for those looking to make a prudent investment. Boasting a tenant already in situ, this home provides a hassle-free income stream for potential buyers.

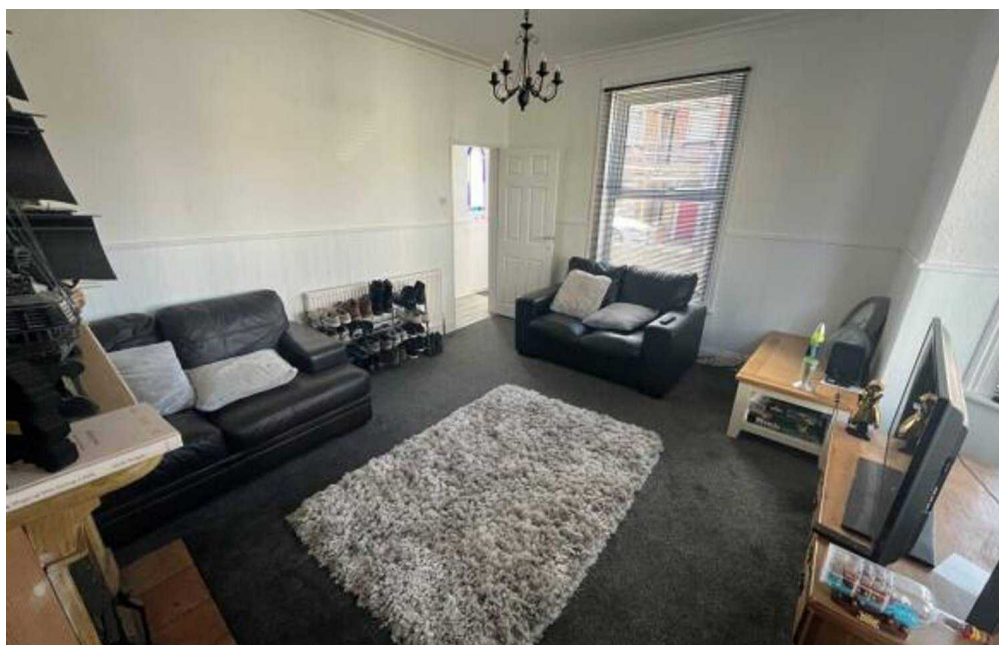
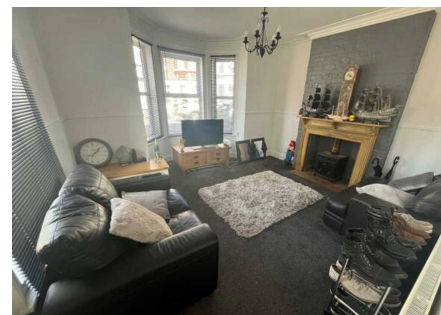
Council Tax band: A

Tenure: Freehold

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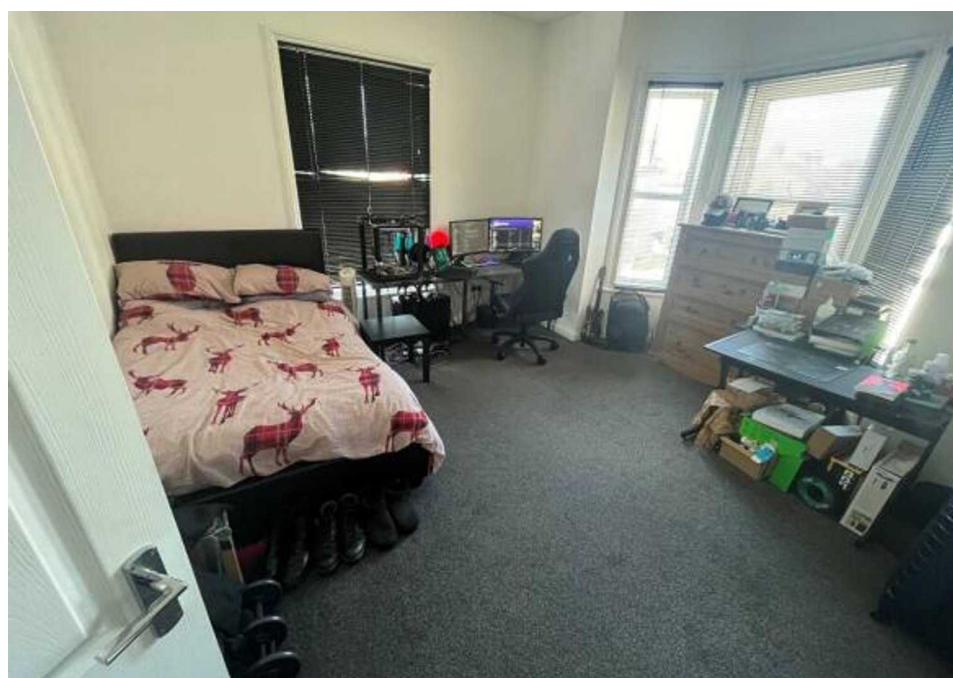
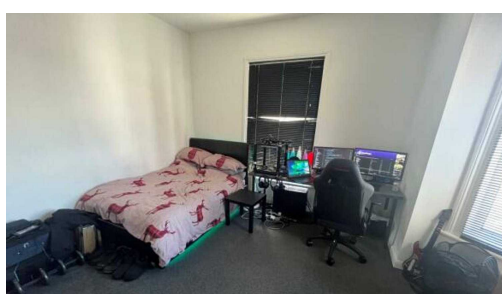
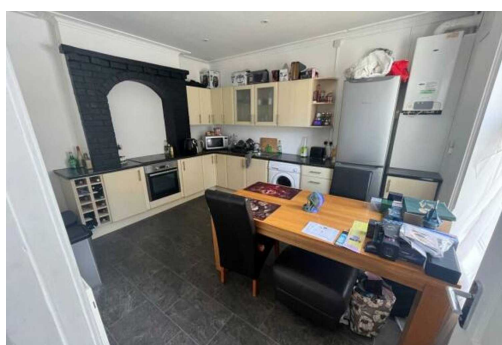
Great Yarmouth is a coastal town located in Norfolk, England, situated at the mouth of the River Yare, where it meets the North Sea. Known for its long sandy beaches and traditional seaside attractions, the town has been a popular holiday destination since the 18th century. Great Yarmouth boasts a rich maritime heritage, reflected in its historic docks and the Time and Tide Museum, which explores the town's fishing industry and life by the sea. The seafront is lined with amusements, including the iconic Pleasure Beach, while the town center features a mix of Georgian buildings, bustling markets, and modern amenities. Surrounded by the scenic Norfolk Broads, Great Yarmouth offers both the charm of a seaside resort



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## LICHFIELD

Upon entering, one is greeted by a welcoming lounge area that exudes warmth and comfort, providing the perfect space to relax and unwind. The open-plan kitchen/dining room offers a seamless flow, ideal for both every-day living and entertaining guests. The well-appointed kitchen features fitted appliances and ample storage space, catering to the needs of a busy household.

Ascending to the first floor, the property comprises two generously sized bedrooms, each offering a private space for residents to rest and recharge. A bathroom completes the upper level, accommodating all residents in the household.

## AGENTS NOTES

**We understand that this property is freehold.**

**Connected to mains water, electricity, gas and drainage.**

**Heating system - Gas central heating.**

**Council Tax Band: A**



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