



## 11 Lichfield Road, Great Yarmouth

£190,000 - £200,000 Freehold

Offered to the market is this charming 4-bedroom mid-terraced house, ideal for first-time buyers or investors. Boasting a desirable location with easy access to local amenities, this property is an excellent choice for families and professionals alike.

With the vendor found, now is the time to seize the opportunity to make this impressive mid-terraced house your new home.

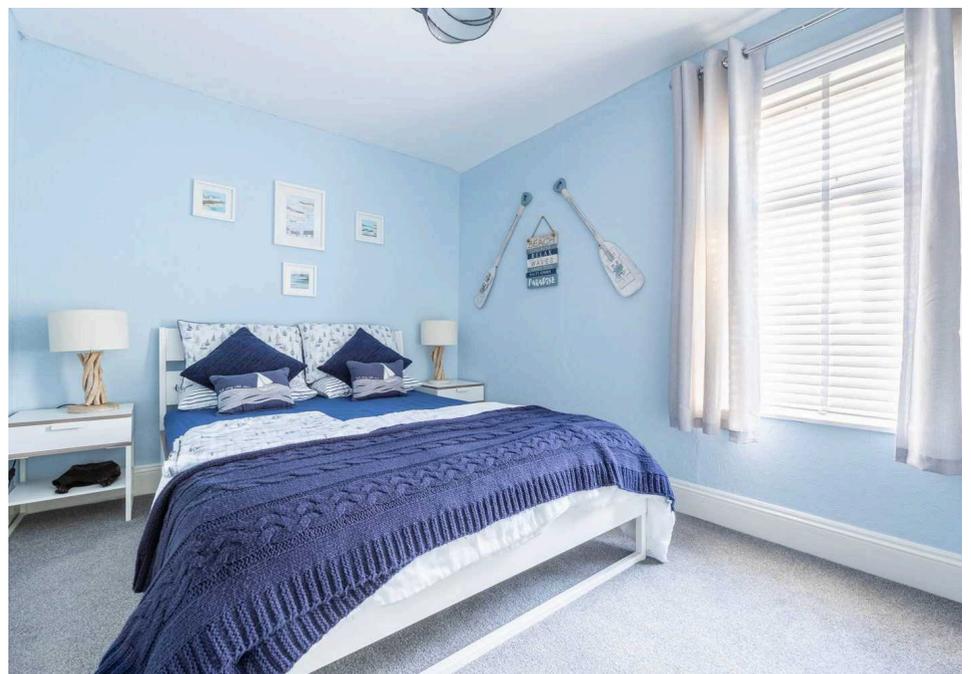
## Location

Lichfield Road is situated in a sought-after residential area of Great Yarmouth, NR31. This property enjoys a prime location, offering convenient access to a range of amenities. The bustling town centre is just a short drive away, providing shopping, dining, and entertainment options. Families will appreciate the proximity to reputable schools and local parks, while the nearby James Paget University Hospital adds to the area's appeal. With excellent transport links, including easy access to the A47, commuting to Norwich or exploring Norfolk's stunning coastline is effortless. Perfectly positioned, this property blends suburban tranquillity with the convenience of town living.



## Lichfield Road

Upon arrival, the deceptively spacious nature of this terraced house becomes apparent, offering ample flexible living space within its well-appointed layout. The property features three separate reception rooms, providing versatility for various living arrangements. The four bedrooms further enhance this adaptability, allowing occupants to utilise the space to suit their individual needs.



The entrance hall leads you through the property, showcasing the lounge with a charming chimney breast featuring a cast iron fireplace and wooden fire surround, as well as bay front windows. Flowing seamlessly from the lounge is the sitting room, offering French doors to the rear, and the dining room which connects to the kitchen. The kitchen features oak finish wall and base units, a roll-top work surface, and various essential appliances. Access to the utility room and a ground floor WC completes this functional space.

Additional storage can be found in both the dining room and entrance hall, ensuring there is ample room for all your belongings. Upstairs, the four bedrooms provide comfortable accommodation, complemented by a family bathroom featuring a white suite comprising of a panel bath with shower mixer tap, low-level WC, and pedestal wash basin.

To the rear of the property lies an enclosed courtyard garden with a raised timber decked seating area, perfect for outdoor relaxation. Additional outdoor space includes a small front forecourt and side yard extending to the courtyard. The brick boundary wall and rear pedestrian access gate to Lichfield park add to the privacy and convenience of the property.

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

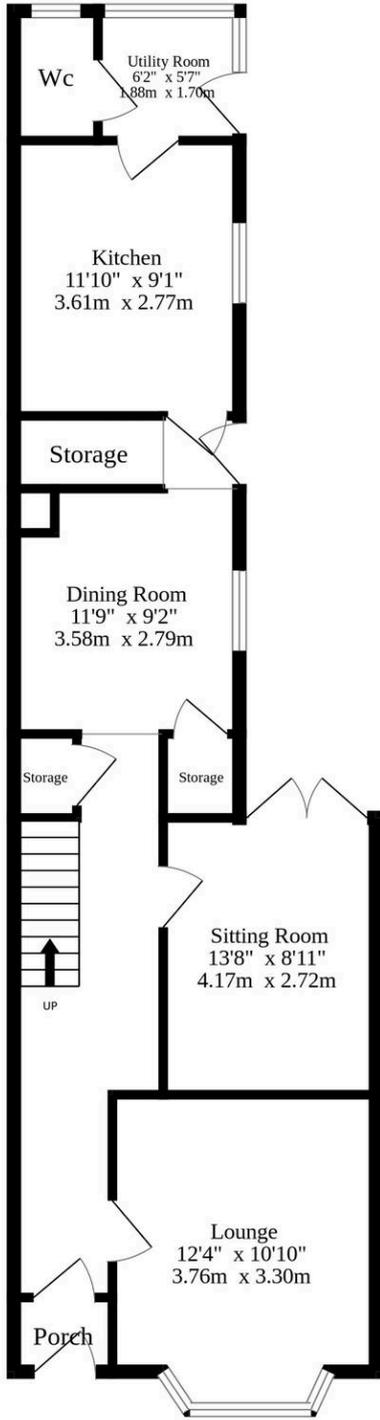
Tenure: Freehold

EPC Energy Efficiency Rating: E

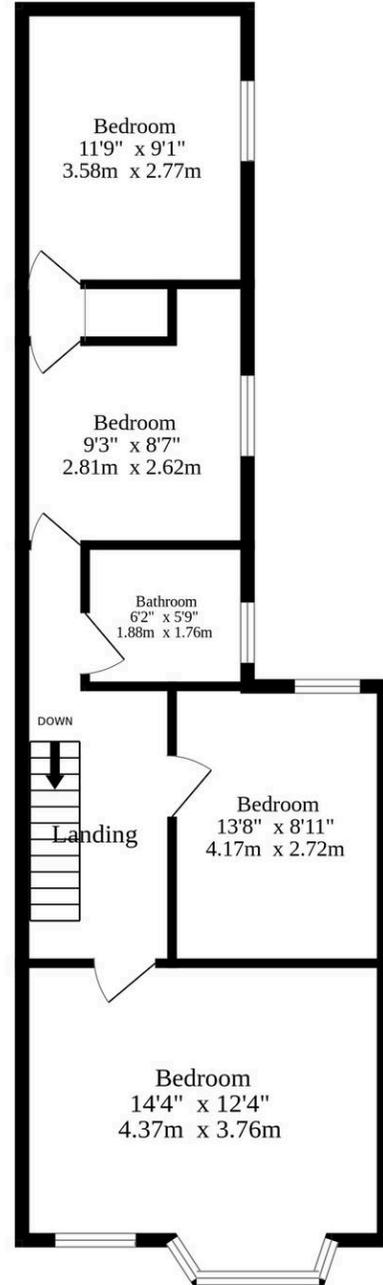
EPC Environmental Impact Rating: E



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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