

## 93 Northgate Street, Great Yarmouth

£170,000 Freehold

Guide price: £170,000 - £180,000. Introducing this two-bedroom mid-terrace house, offering a fantastic opportunity for single-level living with no onward chain. The property features two spacious double bedrooms, a generous open-plan lounge/diner with a fireplace, and a fitted kitchen with ample storage. Outside, the west-facing private enclosed rear garden provides a great space for relaxation, complemented by a versatile outbuilding. The property is well-connected by public transport, with nearby bus routes and train station access, all within walking distance to the town centre, seafront, and local amenities.

Council Tax band: A

Tenure: Freehold



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### Location

Northgate Street in Great Yarmouth offers a convenient central location within walking distance of the town centre, seafront and historic marketplace. The area is well-connected by public transport, with nearby bus routes and easy access to the train station. There are a range of shops, cafes, and amenities close by, as well as schools and leisure facilities. Great Yarmouth's famous beach and promenade are also within easy reach, making the location ideal for those who enjoy coastal living



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Upon entering the property, the generous open plan lounge/diner immediately captures attention, boasting an inviting atmosphere enhanced by a delightful fireplace. The natural light floods through, creating a bright and welcoming space for relaxation or entertaining guests.

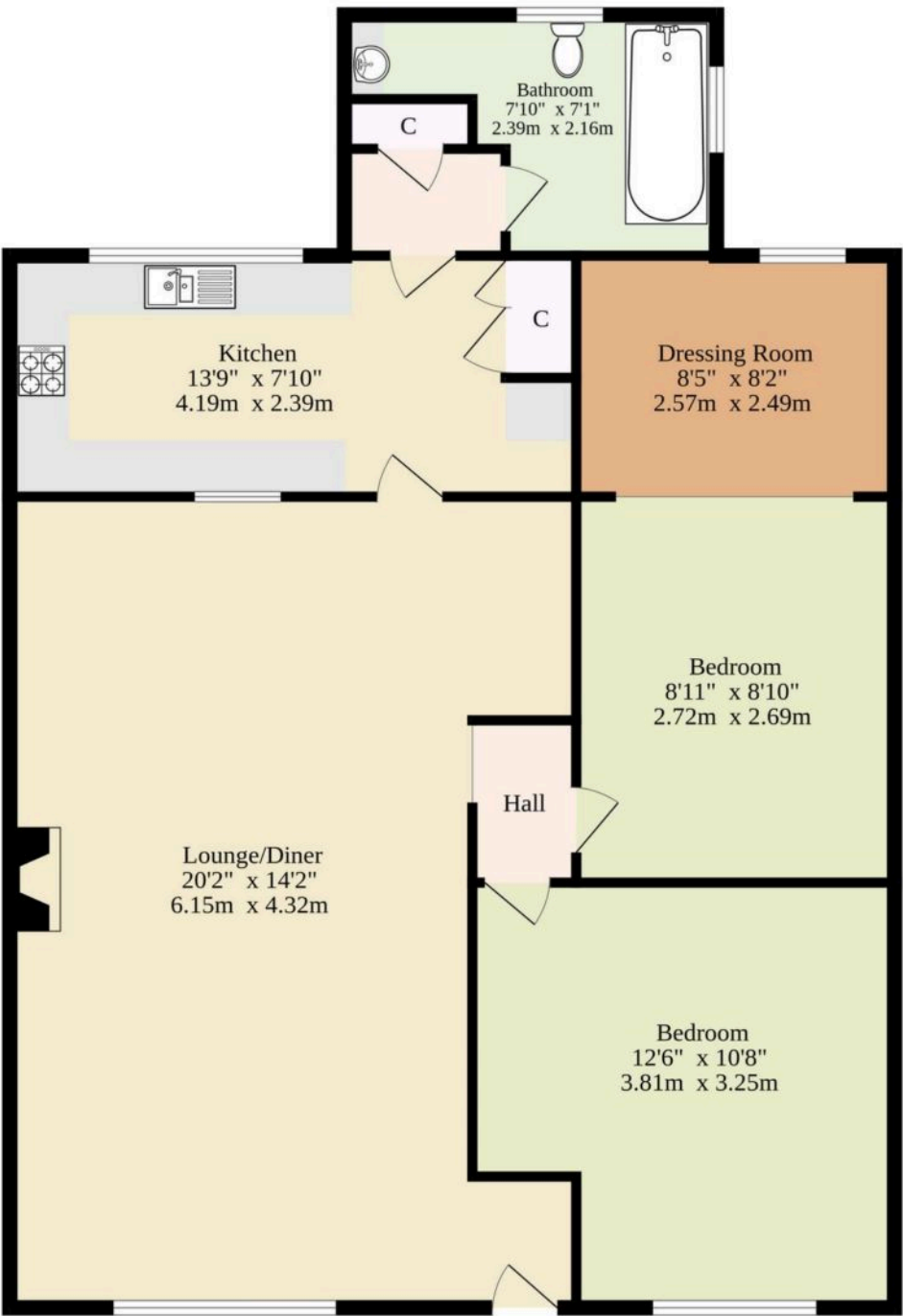
The spacious fitted kitchen flows effortlessly from the lounge/diner, offering plenty of storage with fitted cupboards and generous counter space. The tiled floors and backsplash add a practical yet stylish touch, while a convenient storage cupboard and a door to the outside enhance accessibility and functionality.

The property further impresses with two spacious double bedrooms, each offering comfort and versatility. The master bedroom stands out with the added feature of a dressing room, which can easily be transformed into a second reception room to suit individual needs.

Nearby, the family bathroom features a fully tiled layout, a vanity cupboard, and an overhead shower attachment. A separate storage cupboard outside the bathroom provides practical space for organising essentials.



Ground Floor  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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