



Lichfield Road, Great Yarmouth NR31 0AB

welcome to

Lichfield Road, Great Yarmouth

****NEW TO THE MARKET**** A beautifully presented three bedroom mid-terraced house with all bedrooms being off landing, stretched over two floors, benefitting from a downstairs showerroom and upstairs bathroom being the perfect buy for first time buyers or families. Close to all local amenities.



****NEW TO THE MARKET** A beautifully presented three bedroom mid-terraced house, stretched over two floors, offering charming features throughout. The property boasts spacious reception rooms, perfect for entertaining guests or relaxing with family. With its historical charm and ample living spaces, this home provides a cosy and inviting atmosphere for all the family to enjoy. This lovely property comprises off, a welcoming entrance hall, spacious living area, dining room, modern & well-appointed kitchen, utility room and downstairs showerroom. To the first floor are three well proportioned bedrooms & family bathroom. The rear offers a well presented fully garden with an outbuilding. This property is move in ready and would be a great family home. Please call us now to arrange your viewing.**

Entrance Hall

Lounge

10' x 12' 7" (3.05m x 3.84m)
Carpet, radiator, ceiling light, double glazed window to front aspect.

Dining Room

13' 2" Max x 10' 10" (4.01m Max x 3.30m)
Laminate flooring, radiator, door to understairs storage, ceiling light, double glazed window to rear aspect.

Kitchen

10' 4" x 7' 11" (3.15m x 2.41m)
Lino flooring, base and wall units, sink, built in single oven, gas hob and electric hood, space for fridge freezer, partially tiled walls, spotlights, double glazed window to side aspect.

Utility Room

6' 2" x 7' 11" (1.88m x 2.41m)
Tiled flooring, plumbing for washing machine, ceiling light, double glazed window to side aspect.

Showerroom

Tiled flooring, WC, wash hand basin, shower cubicle, partially tiled walls, double glazed window to side aspect.

Landing

Bedroom One

13' 5" x 13' 10" (4.09m x 4.22m)
Carpet, radiator, built in wardrobe, ceiling light, double glazed window to front aspect.

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)
Carpet, radiator, ceiling light, double glazed window to rear aspect.

Bedroom Three

10' 5" x 8' 1" (3.17m x 2.46m)
Laminate flooring, radiator, ceiling light, double glazed window to side aspect, door to bathroom.

Bathroom

Laminate flooring, WC, wash hand basin, freestanding bath, heated towel rail, extractor, partially tiled walls.

Rear Garden

Slabbed area leading to astro turf, further on the property leads to a decking area providing access to a well built outbuilding perfect for relaxing or entertaining.



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welcome to

Lichfield Road, Great Yarmouth

- Three Bedrooms Off Landing
- Mid Terraced House
- Presented To A High Standard Throughout
- Downstairs Showerroom
- Upstairs Bathroom
- Utility Room
- Outbuilding

Tenure: Freehold EPC Rating: D

offers in excess of

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108763 - 0003

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