

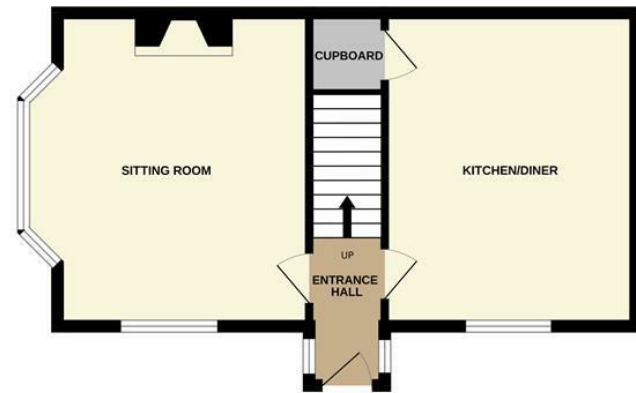
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D62
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

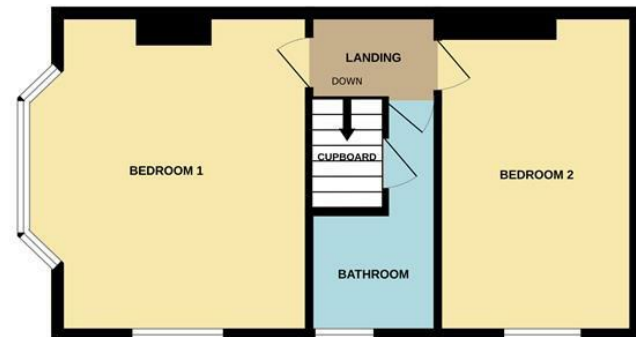
£145,000
 Guide Price



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.
 Made with Metropix ©2023



Lichfield Road
 Great Yarmouth, NR31 0AB

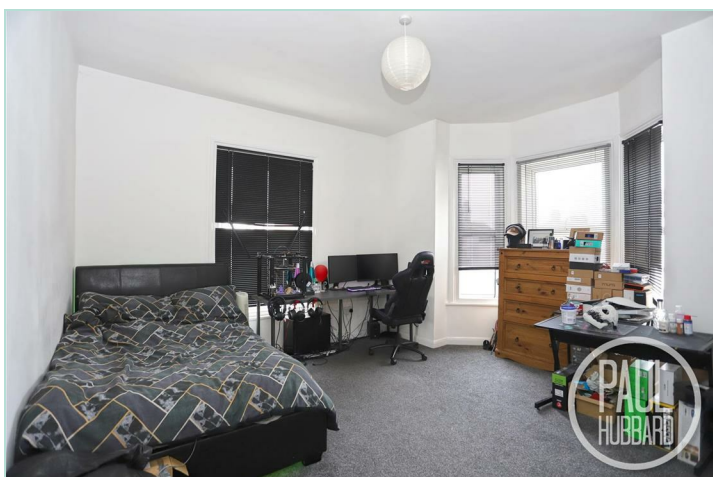
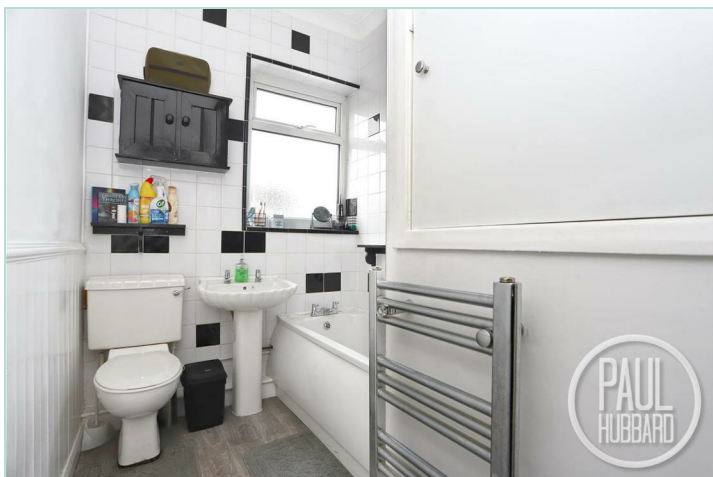
- SPACIOUS PROPERTY
- TWO DOUBLE BEDROOMS
- SIZABLE KITCHEN DINER
- LOCATED IN THE HEART OF SOUTHTOWN
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- PERIOD FEATURES
- IDEAL INVESTMENT OR FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- RENTAL YIELD OF 7%



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Location

Discover this sizeable property conveniently located in the suburb of Southtown, situated close to local amenities and transport links! With over 15 miles of sandy beaches and access to the Norfolk Broads, this location is perfect for those seeking a coastal town lifestyle. The town boasts a plethora of amenities, including schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. Nearby Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away.

Entrance Hall

UPVC door to the front aspect opens into the hallway, 2 obscure windows to the side aspects, laminate flooring, doors open into the sitting room & kitchen diner and stairs lead up to the first floor landing.

Sitting Room

14'5" into bay x 14'1"
Fitted carpet, UPVC double glazed window to the front aspect, UPVC double glazed bay window to the side aspect, radiator and a feature burner within a tile hearth & timber mantle.

Kitchen Diner

14'1" x 11'9"
Vinyl flooring, UPVC double glazed window to the front aspect, radiator, down lights, wall mounted gas boiler, units above & below work surfaces, built-in oven & electric hob, inset stainless steel sink with drainer & mixer tap, space for a fridge freezer & washing machine and a door which opens to a storage cupboard housing the fuse board.

Stairs leading to the first floor landing

Fitted carpet, doors opening to bedrooms one and two and the bathroom.

Bedroom 1

14'5" into bay x 14'1"
Fitted carpet, UPVC double glazed window to the front aspect, UPVC double glazed bay window to the side aspect and a radiator.

Bedroom 2

14'1" x 8'6"
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

10'5" max x 5'10"
Vinyl flooring, UPVC double glazed obscure bay window to the front aspect, part tiled walls, splashback aqua board, down lights, loft access, heated towel rail, suite consists of a toilet, pedestal wash basin with hot & cold taps, panelled bath with mixer tap, door opening to a storage cupboard and a mains fed shower above with a hand held & rainfall head.

Outside

At the front a wrap around garden is fully enclosed by a brick wall surround and an opening which leads up to the entrance door.

Agent Note

This property currently has tenants in situ paying £795pcm but has the potential to achieve a higher figure for future rentals.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

