



## 120 Havelock Road, Great Yarmouth

£130,000 Freehold

Guide Price: £130,000-£140,000. This beautifully presented mid-terrace home is an excellent choice for first-time buyers. The bright 20ft lounge/dining room offers a welcoming and versatile living space. A newly fitted kitchen provides modern appliances and smart storage solutions. The spacious 14ft conservatory adds valuable additional living space with a practical utility area. Two well-sized bedrooms sit alongside a stylishly updated bathroom upstairs. A west-facing landscaped garden creates a sunny and low-maintenance outdoor retreat. With thoughtful upgrades throughout, this property is truly ready to move into.

Council Tax band: A

Tenure: Freehold

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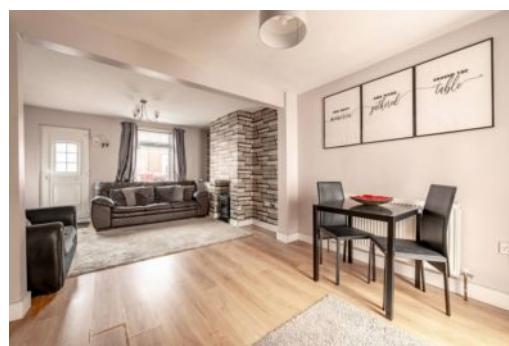
## The Location

Situated in the heart of Great Yarmouth, Havelock Road offers a prime location just moments from the town's stunning coastline. This sought-after area is renowned for its vibrant mix of seaside attractions, including the famous Golden Mile, Pleasure Beach, and Britannia Pier, all within easy walking distance.

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Excellent transport links provide quick access to Norwich and surrounding areas, while the nearby Great Yarmouth train station ensures easy commuting options. Whether you're looking for a peaceful residential setting or a dynamic coastal lifestyle, this location offers the best of both worlds.

## Havelock Road, Great Yarmouth

This beautifully presented mid-terrace home offers an ideal opportunity for first-time buyers, combining modern upgrades with well-planned living space. The property features a spacious 20ft lounge/dining room with a wood-effect floor, a large front window and direct access to the first-floor staircase, creating a bright and welcoming atmosphere.

The newly fitted kitchen includes a range of base and wall units with roll-top work surfaces, an electric hob and oven, an integrated fridge/freezer, and a stainless-steel sink with mixer tap. From here, you step into the generous 14ft conservatory, which provides an excellent additional living area. This room also incorporates a small utility space with plumbing for a washing machine, along with a newly tiled floor—ideal for practical day-to-day use.

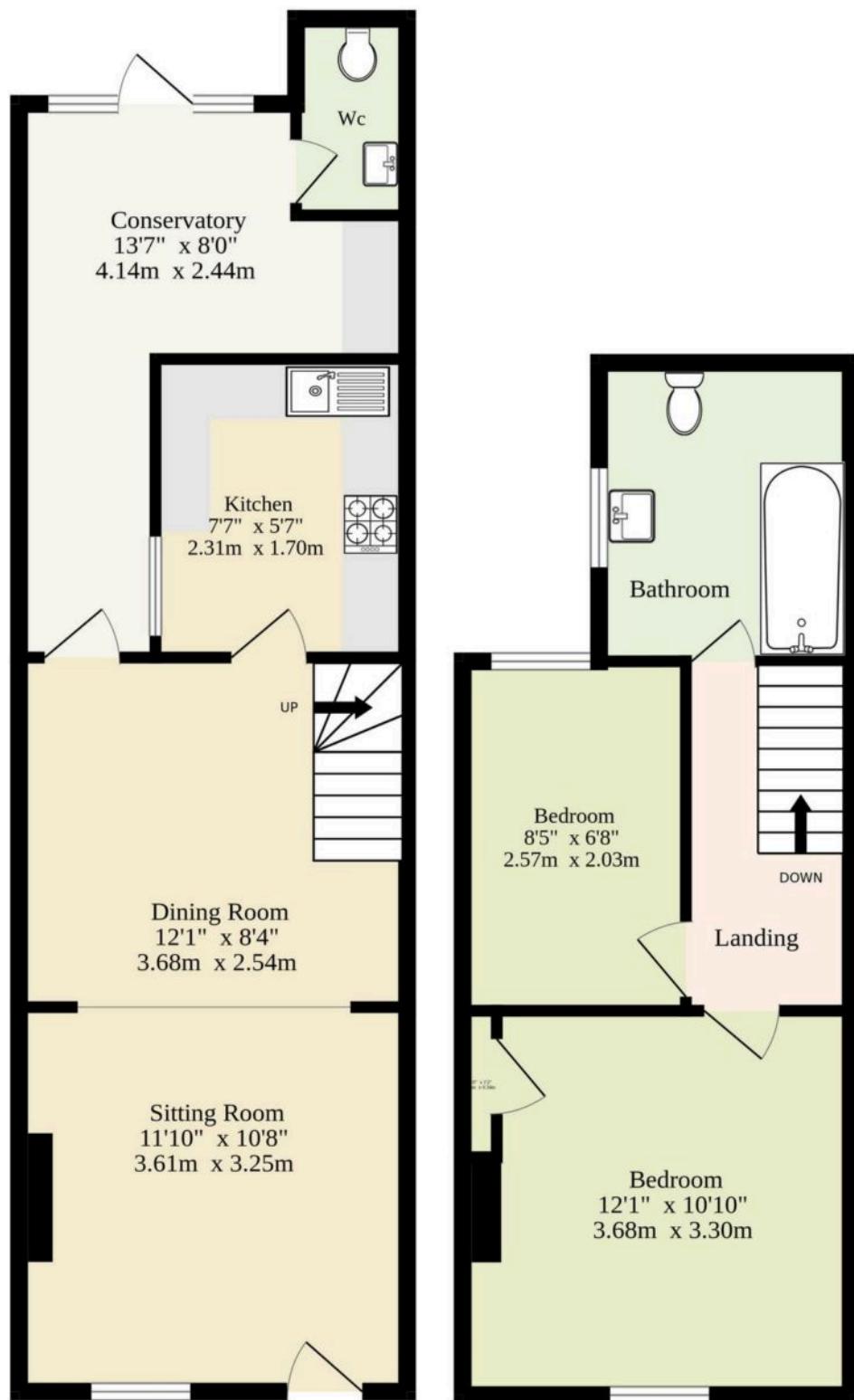
A convenient downstairs WC is located off the ground floor, fitted with a low-level WC and hand wash basin.

Upstairs, the landing features new carpet and leads to two bedrooms. The main bedroom is a well-proportioned double with a



Ground Floor  
406 sq.ft. (37.7 sq.m.) approx.

1st Floor  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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