



## 13 Churchill Road, Great Yarmouth

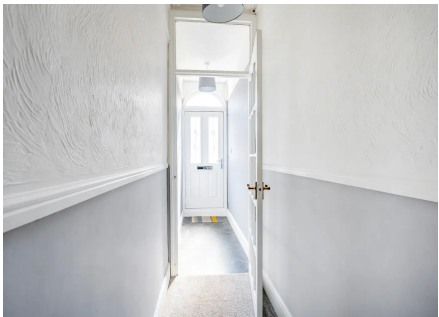
£220,000 Freehold

This well-appointed three-bedroom terraced house presents a rare opportunity to secure a home that effortlessly combines modern comfort, with practicality. Suitable for first time buyers or an incredible investment purchase, in the coastal town of Great Yarmouth. With its spacious interiors, sought-after location, and array of appealing features, this property is destined to become a cherished abode its residents.



Location

Located in the picturesque coastal town of Great Yarmouth, this property offers a delightful blend of serene residential living and vibrant seaside charm. Nestled in a quiet neighbourhood, this address is just a short stroll away from the Great Yarmouth Beach. The bustling town centre, with its array of shops, cafes, and restaurants, is within easy reach, providing all the amenities you could need. Nearby, the scenic Norfolk Broads National Park invites you to explore its stunning waterways and abundant wildlife. Whether you're seeking tranquil coastal living or the excitement of a thriving community, Churchill Road offers the best of both worlds in one of Norfolk's most beloved seaside towns.



Churchill Road

Upon entering the property, you are greeted by a well-designed layout, which includes two reception rooms, each offering ample space for various living arrangements. The ground floor further comprises a convenient downstairs WC, a utility room, a fully equipped kitchen with gas hobs and abundant storage space, a dining room perfect for hosting gatherings, and a lounge featuring a charming fireplace, creating a warm focal point within this inviting space.



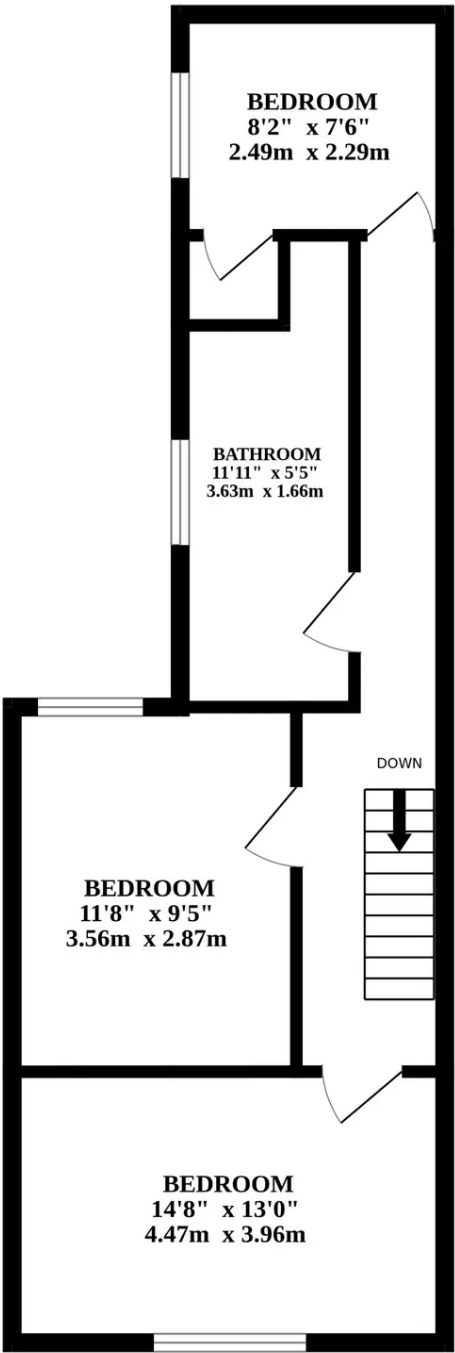
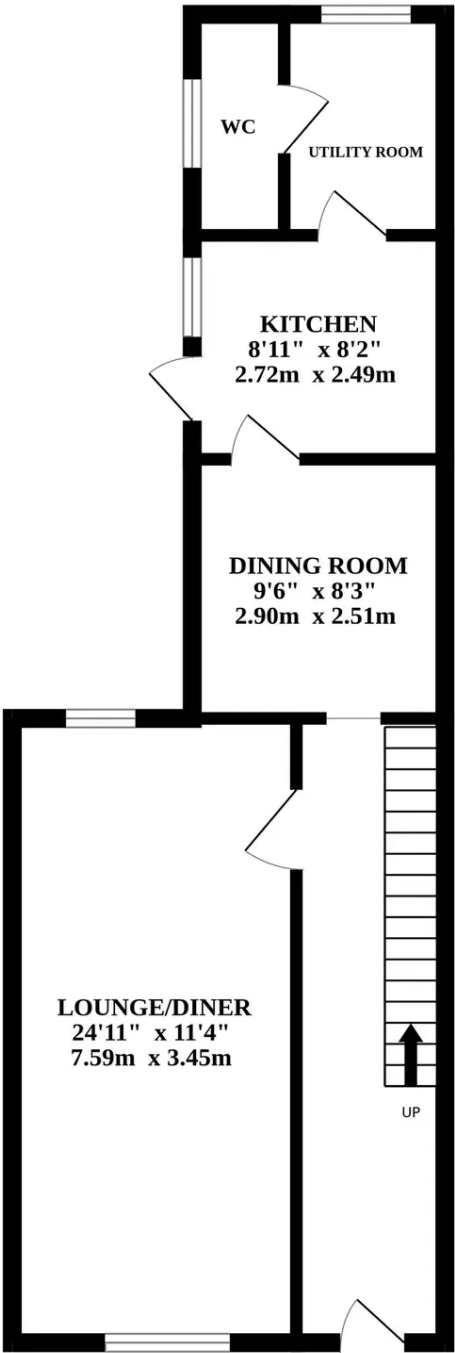


Ascending to the upper level, you will find three generously proportioned bedrooms, providing ample privacy and comfort for all family members or guests. A modern family bathroom completes the first floor, offering all the essential facilities needed for daily routines.

Ensuring convenience and practicality, this property includes off-road parking facilities, enabling residents to securely park their vehicles with ease. The house is equipped with gas central heating and double glazing throughout, augmenting energy efficiency and overall comfort.

Positioned in a highly desirable location, this property offers the perfect balance between urban conveniences and a tranquil residential setting. With a wealth of amenities such as schools, shops, and transport links within easy reach, residents can enjoy a convenient lifestyle while residing in this charming abode.





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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