

45 Havelock Road, Great Yarmouth

£125,000 Leasehold

Just moments away from the picturesque coastline, this charming bay-fronted mid-terraced house presents an exciting opportunity for first-time buyers or savvy investors. Boasting a prime position in the sought-after area of Great Yarmouth, this property offers a blend of character and modern convenience. With its inviting living spaces, modern amenities and prime location, this property is a gem waiting to be discovered.

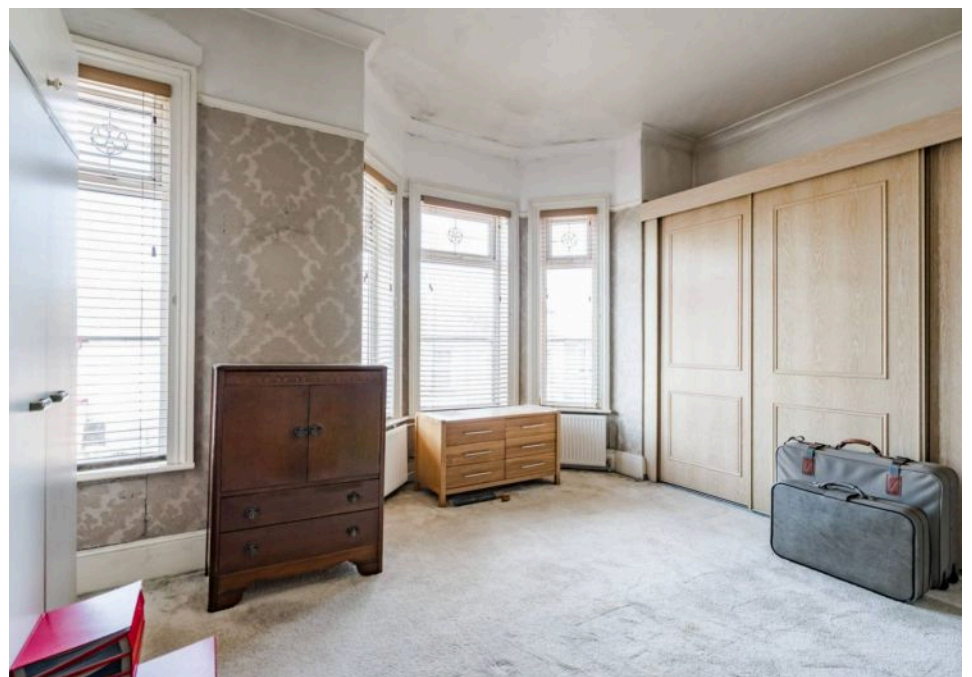
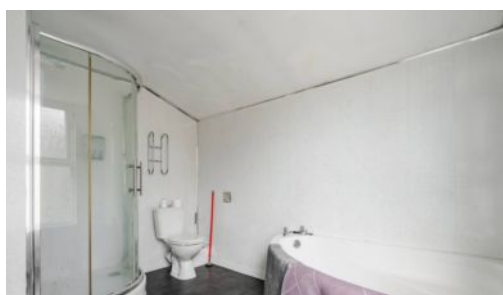
Location

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. The property is also conveniently close to a range of local amenities, including shops, restaurants, and schools, making it an excellent choice for families, investors, or those looking for a holiday retreat. 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

Walking into the entrance hall, you'll be lead to two spacious reception rooms. The lounge, bathed in natural light from a bay window, provides a comfortable space for relaxation, while the dining room offers a perfect setting for hosting gatherings or enjoying family meals. Adjacent, the modern fitted kitchen features ample storage space and essential appliances, ensuring functionality and style.



Ascending the stairs to the first floor landing, two generously sized double bedrooms await. The large master bedroom benefits from a bay window, providing a bright and airy space to unwind. The second bedroom overlooks the rear of the property, offering a peaceful space. A four-piece family bathroom and separate WC complete the first floor layout, providing convenience for residents.

Additional storage space is provided in the basement, offering a practical solution for keeping belongings organised. A private rear courtyard garden, accessed through the property, offers a tranquil outdoor space for relaxation or al fresco dining.

Agents Notes

We understand this property will be sold leasehold, with 800+ years remaining on the lease.

Connected to all main services.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Basement
184 sq.ft. (17.1 sq.m.) approx.

Ground Floor
559 sq.ft. (51.9 sq.m.) approx.

1st Floor
487 sq.ft. (45.2 sq.m.) approx.



Sqft Excludes Wc

TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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