

23 Lancaster Road, Great Yarmouth

£110,000 Freehold

Located conveniently within close proximity to amenities and the beach, this charming 2-bedroom mid-terraced house presents itself as an ideal abode for first-time buyers seeking the perfect starter home or for astute investors looking to expand their property portfolio. This property encapsulates the essence of a cosy and well-maintained home, combining modern comforts with a convenient location. Viewing is highly recommended to fully appreciate the charm and potential of this lovely residence.

Location

Located in the heart of Great Yarmouth, Lancaster Road offers a prime position just moments from the town's vibrant amenities and stunning coastline. This sought-after location places you within walking distance of Great Yarmouth Beach, where you can enjoy golden sands and refreshing sea air, as well as the bustling Marine Parade, home to a variety of entertainment, restaurants, and leisure attractions. Excellent transport links, including the Great Yarmouth Train Station, provide easy access to Norwich and beyond, while nearby schools, shops, and parks make this an ideal setting for families and professionals alike. Whether you're looking for convenience, coastal charm, or investment potential, this address delivers it all.



Lancaster Road

Step inside this well-presented residence and be greeted by a bright and airy ambience throughout. The property boasts two inviting reception rooms, each offering versatile spaces for lounging or entertaining guests with ease. The interior benefits from gas central heating, ensuring warmth and comfort in every room.



Furthermore, the walls have been expertly damp-proofed, ensuring a dry and healthy living environment.

Recently refurbished, the property features a new roof, enhancing its structural integrity and kerb appeal. With the accommodation comprising a living room, dining room, kitchen, two bedrooms, and a bathroom, every corner of this home exudes functionality and comfort.

The kitchen is a well-appointed area, complete with fitted wall and base units, a Beko cooker, and tiled splashback. In addition, the property benefits from a private courtyard to the rear, providing a secluded outdoor space to enjoy a breath of fresh air.

Upstairs, two comfortable bedrooms await. The bathroom features a panel bath with a Triton shower, a pedestal hand wash basin, and a low-level WC, offering convenience and relaxation.

With a dwarf brick wall enclosing the front boundary and a path leading to the entrance, this property exudes a welcoming kerb appeal. A gate at the rear opens to a small courtyard, offering a tranquil retreat away from the hustle and bustle.

Agents Notes

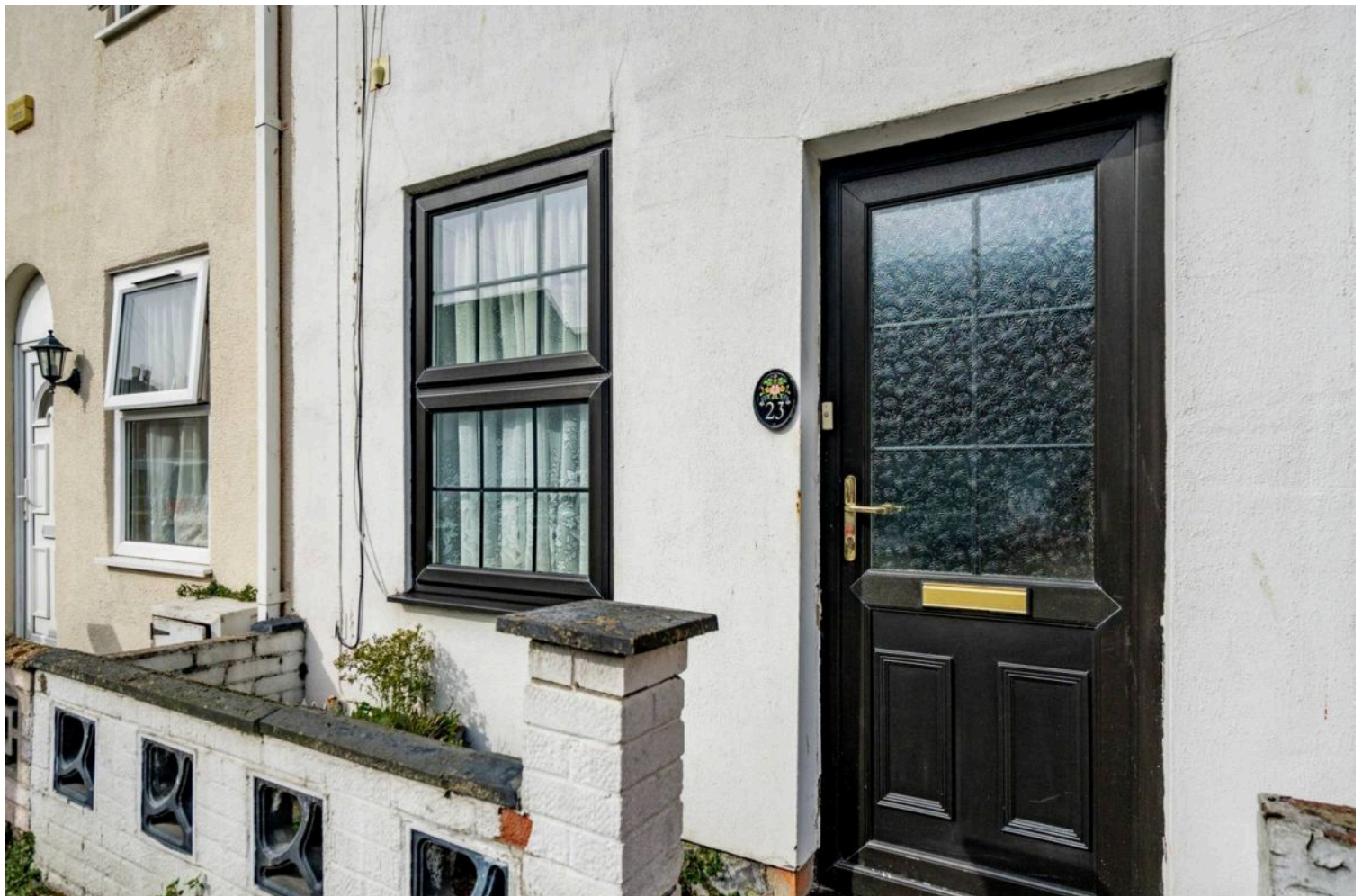
We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

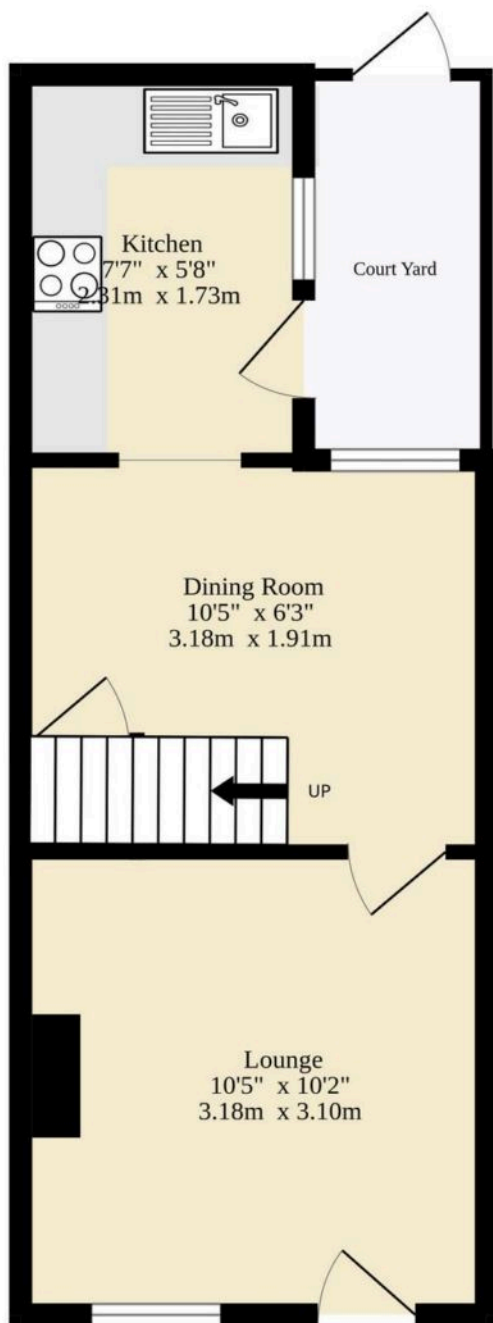
Tenure: Freehold

EPC Energy Efficiency Rating: E

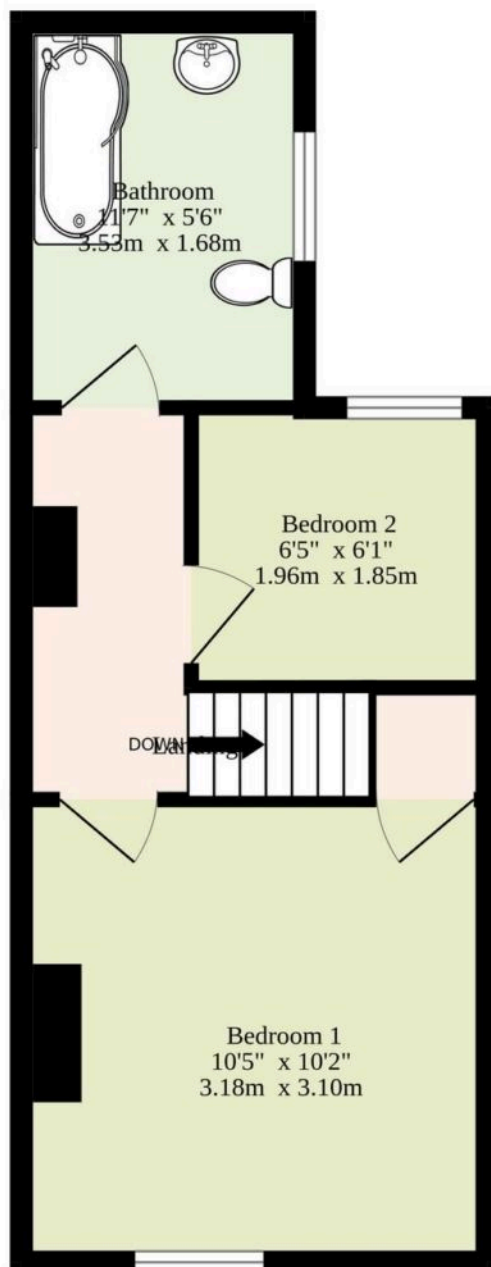
EPC Environmental Impact Rating: E



Ground Floor
218 sq.ft. (20.3 sq.m.) approx.



1st Floor
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 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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