



## 14 Havelock Road, Great Yarmouth

£180,000 - £190,000 Freehold

Positioned just moments from the seafront in one of Great Yarmouth's most desirable areas, this charming end-of-terrace bay-fronted home offers generous living space and exciting potential. With four bedrooms spread across two floors, including a versatile ground floor room ideal as a study or guest bedroom, the property caters effortlessly to families, first-time buyers, or investors seeking flexibility and future scope.



## Location

Located just a short stroll from the vibrant seafront, Havelock Road enjoys a prime position in the heart of Great Yarmouth. This well-connected area offers convenient access to a wide range of local amenities, including shops, cafés, schools, and healthcare facilities. The famous Golden Mile with its leisure attractions, sandy beaches, and promenade is just moments away, making it ideal for families or those seeking a coastal lifestyle. Excellent public transport links and nearby road connections provide easy travel into the town centre and surrounding areas, while the historic charm of Great Yarmouth's town centre adds to the appeal of this sought-after location.



## Havelock Road

Upon entering through the entrance porch, one is greeted by the warm and inviting ambience of the entrance hall. The living room, a bright and spacious area, featuring dual-aspect double glazed windows that flood the room with natural light. Carpeted flooring and a feature fireplace with a decorative surround add character to this welcoming space.





Adjacent, the dining room offers ample room for a dining set and showcases a large bay window that provides picturesque views. The kitchen is well-equipped with a range of wall and base units, complimenting worktops, and essential appliances, making meal preparation a joy.

This versatile property also includes a bedroom/study on the ground floor, offering flexible usage as either a bedroom or a comfortable home office.

Upstairs, the landing leads to three well-appointed bedrooms. The master bedroom is generously sized with dual-aspect windows, while the other bedrooms offer comfortable accommodations for family members or guests. The bathroom features a three-piece suite, while a separate WC adds convenience for residents.

Externally, the property benefits from a low maintenance courtyard and external store rooms that offer potential for conversion into an annexe or home office space. This added feature provides flexibility for additional living space or workspace as needed.

#### Agents Notes

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

Council Tax band: B

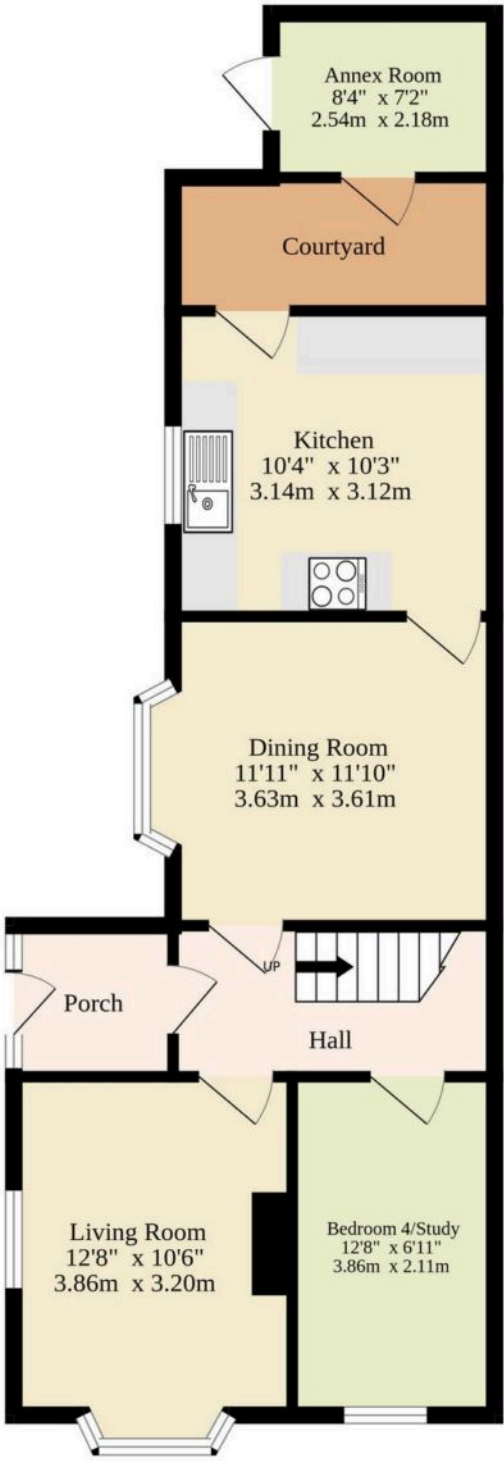
Tenure: Freehold

EPC Energy Efficiency Rating: D

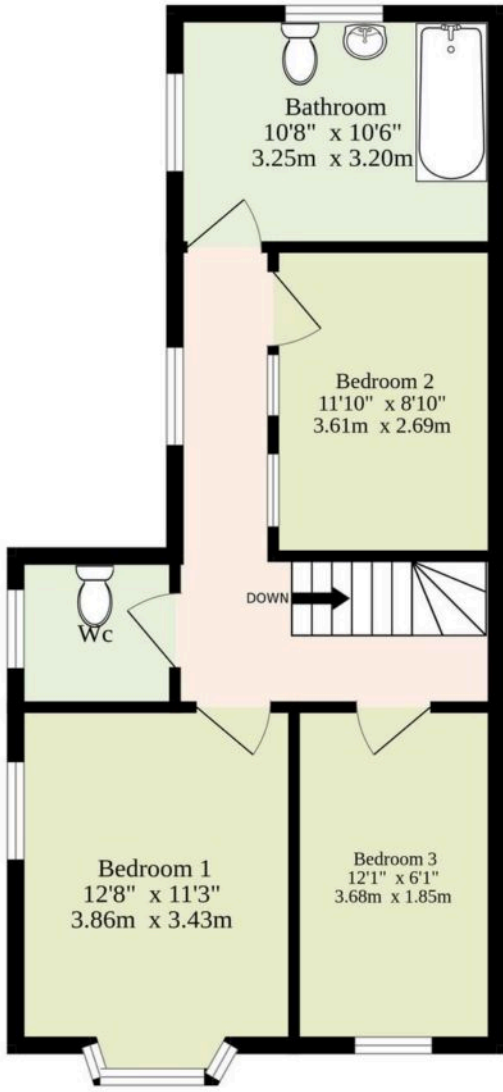
EPC Environmental Impact Rating: E



Ground Floor  
558 sq.ft. (51.8 sq.m.) approx.



1st Floor  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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.  
Made with Metropix ©2025