



12 Frederick Road, Great Yarmouth
£170,000

12 Frederick Road

Great Yarmouth, Great Yarmouth

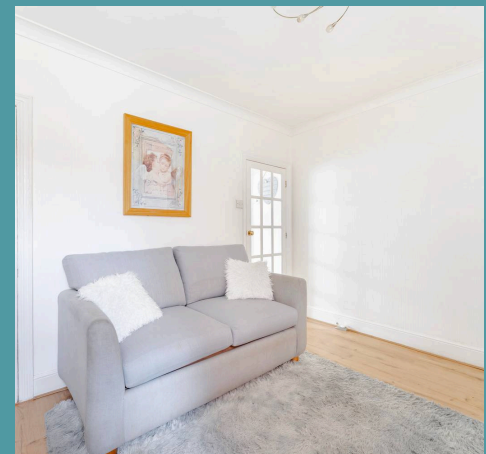
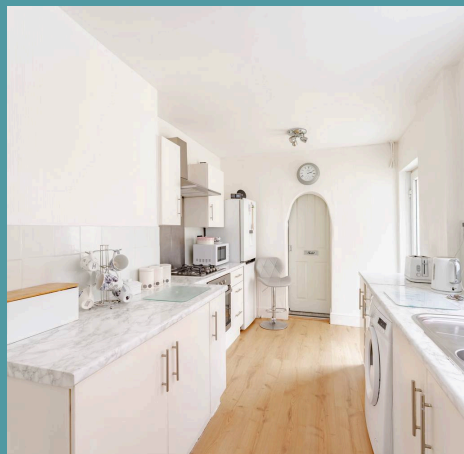
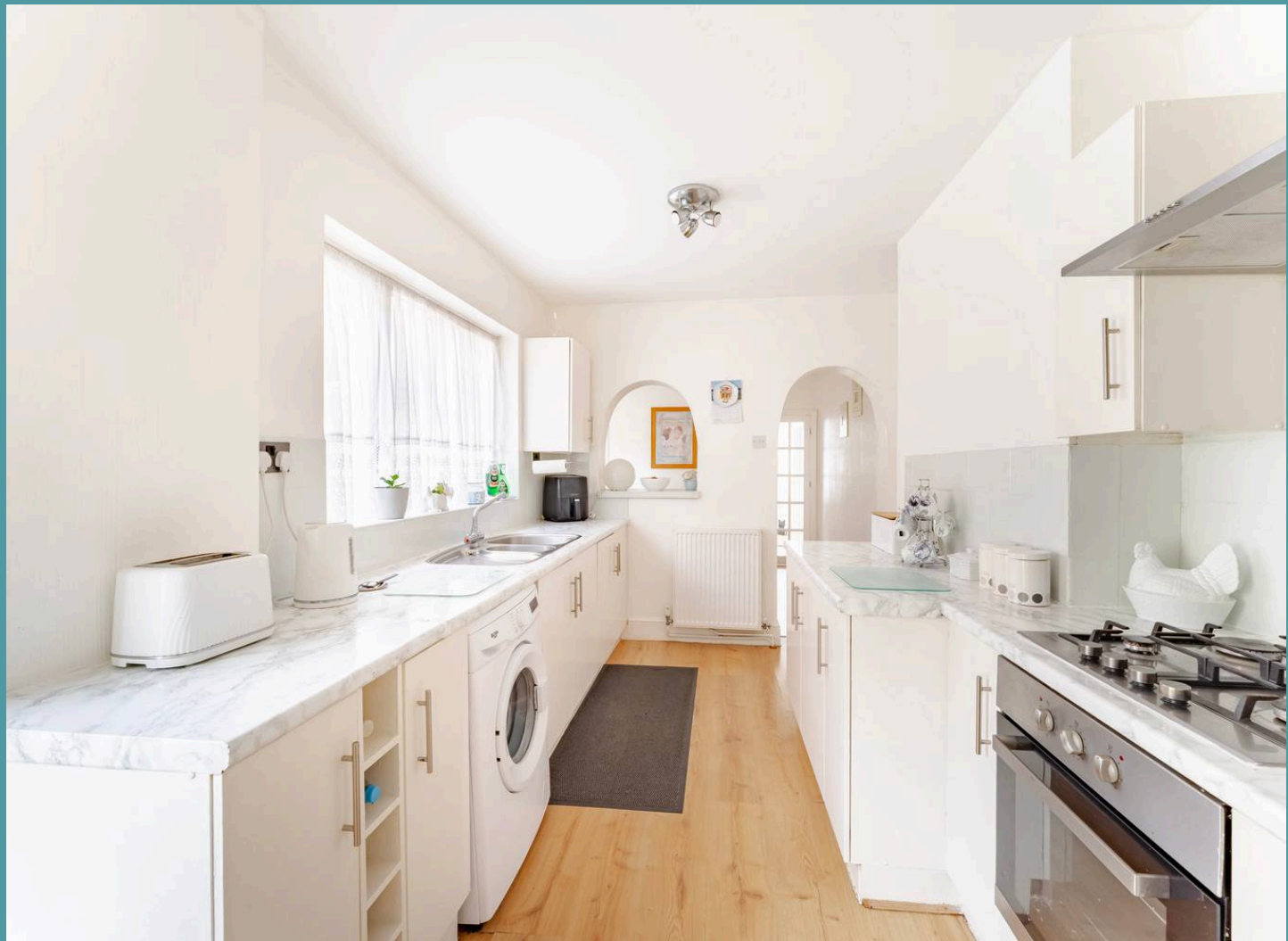
This beautifully presented three-bedroom mid-terrace property offers a fantastic opportunity for first-time buyers, growing families, or investors seeking a spacious and well-maintained home in a convenient and well-connected location. Positioned on a popular residential street in Great Yarmouth, the property has been thoughtfully updated and is ready to move into, while still offering scope for future personalisation. With a layout that includes two generous reception rooms, a modern kitchen, a ground-floor WC with potential for a shower, and three bedrooms all accessed from the landing, it provides both character and practicality. The location adds to its appeal, offering easy access to the town centre, local schools, and the seafront, making this an ideal home for a wide range of buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



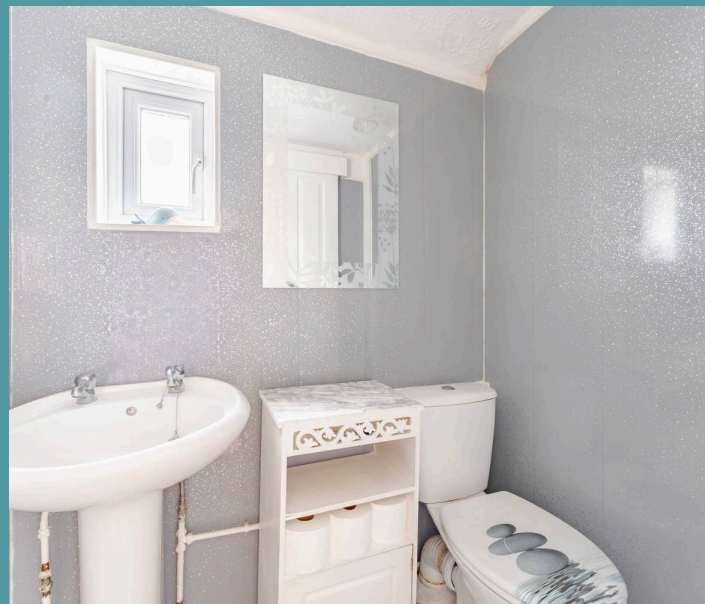


Location

Located just a short stroll from Great Yarmouth's seafront, Frederick Road offers excellent access to the town's renowned beaches, Pleasure Beach amusements, and vibrant Marine Parade. The area is well-served by local shops, cafes, and essential amenities, with several primary and secondary schools nearby. Convenient public transport links connect the property to the wider town and surrounding coastal villages, while the nearby A47 provides a direct route to Norwich. This central yet residential location is ideal for families, professionals, or investors looking to enjoy everything Great Yarmouth has to offer. With its mix of leisure, convenience, and coastal charm, the area continues to appeal to those seeking a well-connected and active lifestyle.

Frederick Road

The ground floor is arranged to offer a flowing and functional layout, beginning with a bright and welcoming bay-fronted lounge to the front of the property, an ideal space to relax or entertain. A separate dining room sits centrally, offering versatility as a second reception room, home office, or playroom depending on your needs. The kitchen is set to the rear and enjoys good proportions, fitted units, and direct access to a handy ground floor WC. This WC also has potential to be adapted into a full shower room, adding even greater flexibility to the ground floor layout. A useful external storage space can be accessed from the rear, ideal for garden tools or bikes.



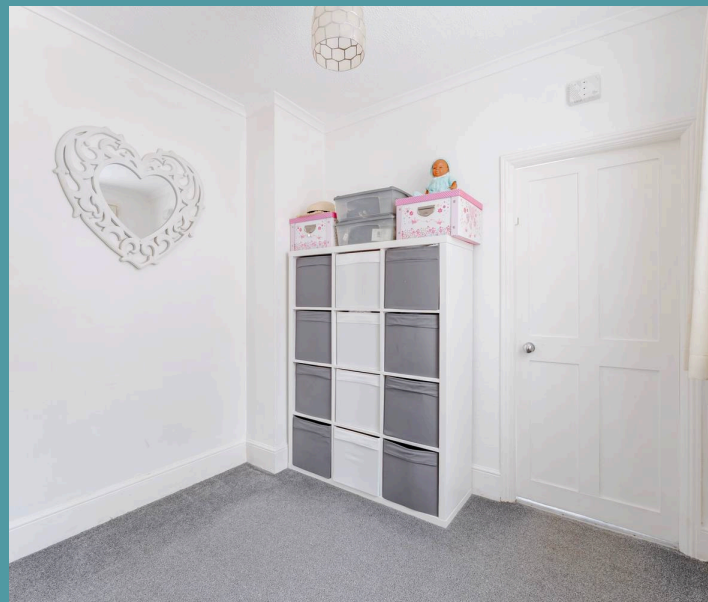
- Beautifully presented mid-terrace home
- Ideal property for first time buyers, families or investors

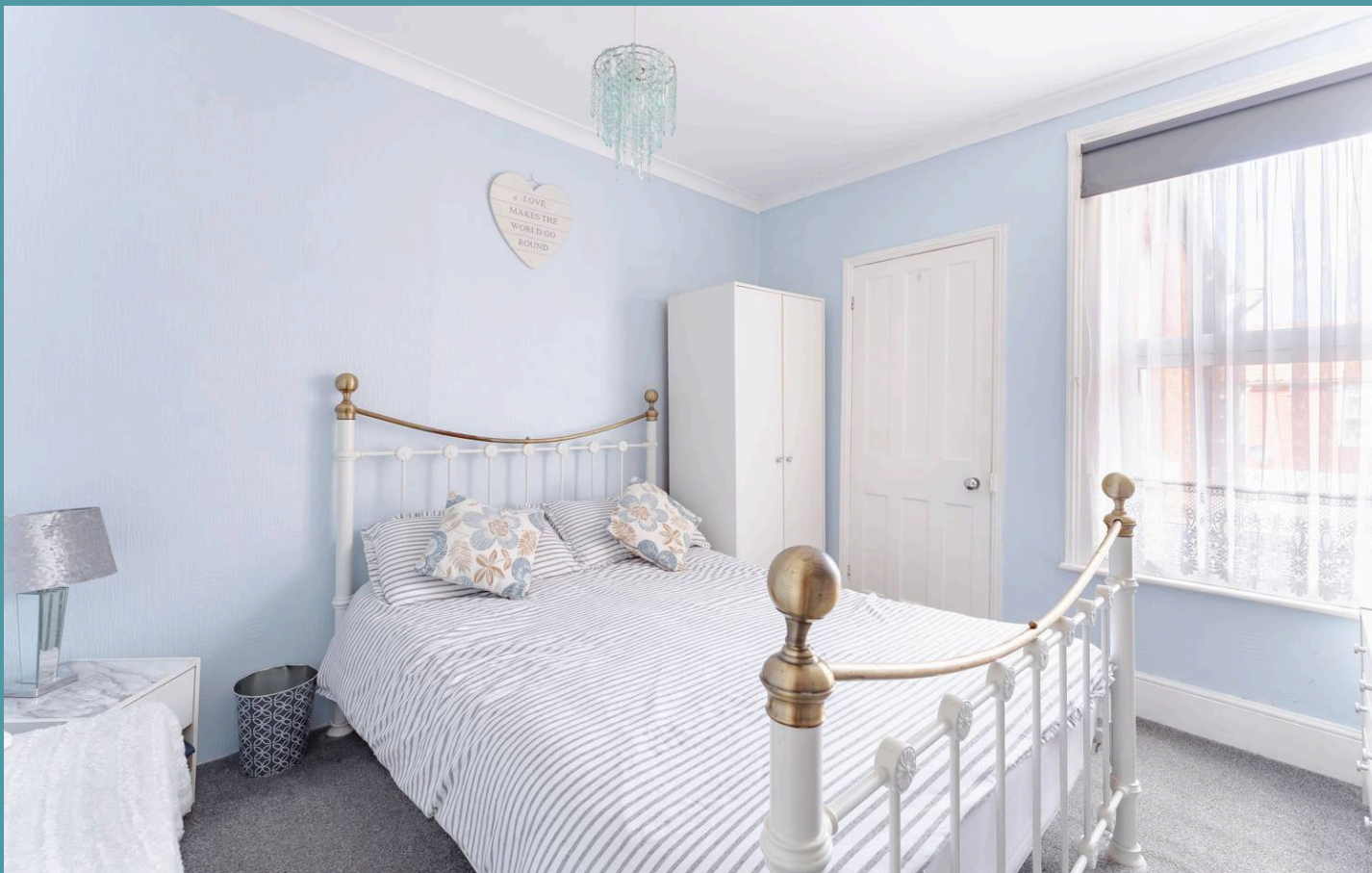


Upstairs, all three bedrooms are accessed off the landing, a layout often sought after by families. The principal bedroom mirrors the lounge with a bay-fronted window, enhancing the sense of light and space. Two further bedrooms provide excellent accommodation for children, guests, or a home working setup. The first-floor bathroom is well-appointed and complemented by a built-in cupboard offering additional storage. Outside, the property benefits from a private and enclosed courtyard garden, perfect for enjoying warmer months with minimal upkeep. The setting offers excellent access to a range of local amenities including shops, schools, and public transport links, while also placing the seafront and historic attractions of Great Yarmouth within walking distance. Well cared for and full of character, this attractive home represents a practical and appealing choice in one of Norfolk's most accessible coastal towns.

Agents Notes

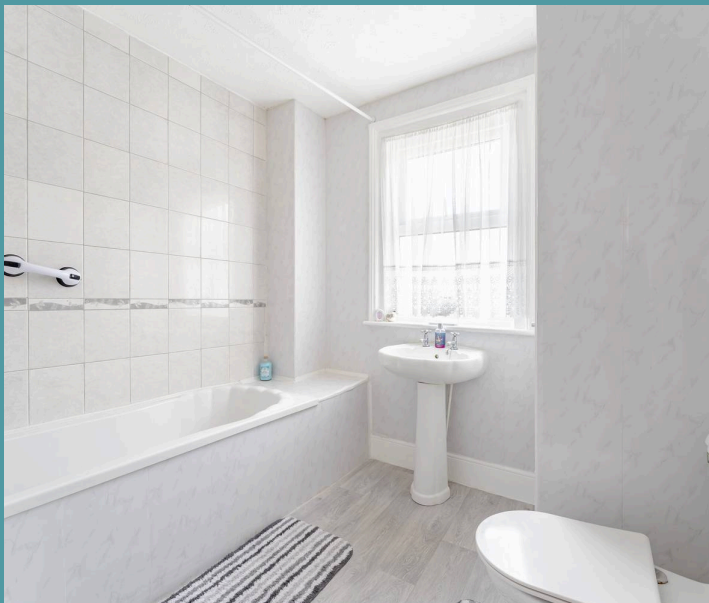
We understand this property will be sold freehold, connected to all main services.





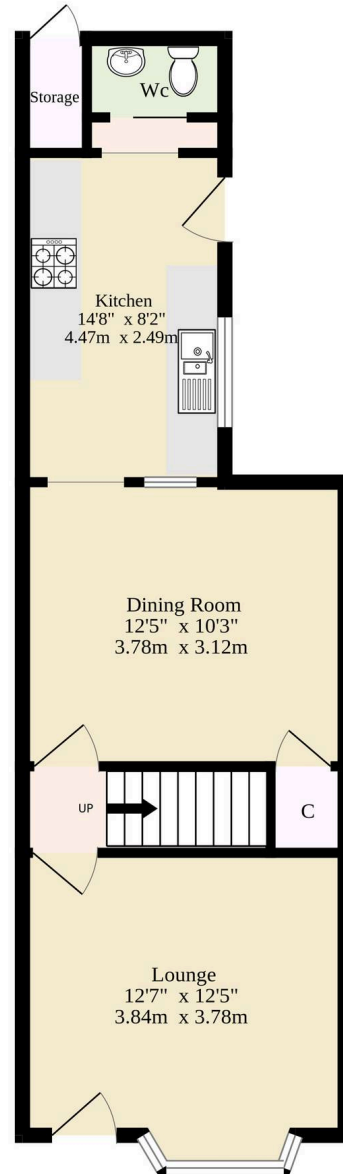
12 Frederick Road

- Beautifully presented mid-terrace home
- Ideal property for first time buyers, families or investors
- Bay-fronted lounge and principal bedroom adding character and natural light
- Separate dining room providing a second versatile reception space
- Modern kitchen with direct access to courtyard and ground floor WC
- Ground floor WC with potential to incorporate a shower
- Enclosed and private courtyard-style rear garden
- Conveniently located for access to Great Yarmouth town centre, seafront, and amenities



Ground Floor
439 sq.ft. (40.8 sq.m.) approx.

1st Floor
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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