

11, Lucas Road, Great Yarmouth

Minors & Brady

11, Lucas Road

Great Yarmouth

An end-of-terrace townhouse offering three-bedroom accommodation arranged across three floors, complemented by an integral garage. The ground floor features a fitted kitchen, separate WC and entrance hall, while the first floor provides a well-proportioned living room, an additional bedroom and family bathroom. Two further bedrooms occupy the second floor, including a principal bedroom with its own en-suite shower room. The thoughtfully arranged layout provides separation between the living and sleeping accommodation, making it a practical choice for a range of buyers. Situated in Great Yarmouth, the property is conveniently placed for local amenities, schooling and transport connections.

- Guide Price: £160,000 - £170,000
- Townhouse arranged over three floors
- Fitted kitchen on the ground floor
- Spacious first-floor living room
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Family bathroom with fitted bath
- Convenient ground-floor WC
- Integral garage providing useful additional space
- Situated within the established residential area of Cobholm

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The Location

Lucas Road is situated within an established residential area of Great Yarmouth, offering convenient access to everyday amenities and the wider town. Local shopping facilities include Tesco Extra and Lidl on Pasteur Road, alongside a range of smaller convenience stores. Further retail options, independent shops, cafés and restaurants can be found throughout Great Yarmouth town centre, while Gapton Hall Retail Park provides additional shopping opportunities. Nearby healthcare facilities and leisure amenities also contribute to the area's practical appeal, with Herbert Barnes Park providing an accessible green space for outdoor recreation.

The area is well placed for local schooling, with Cobholm Primary Academy and Southtown Primary School among the nearby options, alongside Great Yarmouth Charter Academy for secondary education. Great Yarmouth railway station provides rail connections towards Norwich, where onward services are available, while the A12 offers road links towards Lowestoft and Norwich, as well as the wider Norfolk and Suffolk areas. Residents can also enjoy the town's coastal attractions, including Great Yarmouth's seafront, beaches and promenade, together with the Venetian Waterways and its landscaped surroundings. Combining established local amenities with access to the coast and wider transport network, this location offers a practical base for enjoying life in Great Yarmouth.

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Upon entering, the entrance hall provides access to the ground-floor accommodation. The kitchen is fitted with a range of units and work surfaces, incorporating a sink and hob, with space for everyday food preparation. A separate WC is conveniently positioned off the entrance hall.

Moving to the first floor, the landing provides access to the living room, one bedroom and the family bathroom. The first-floor living room provides a well-proportioned reception space, offering ample room for comfortable seating and creating a separate area to relax and unwind. The bedroom on this floor offers flexibility for use as a guest bedroom, home office or additional sleeping accommodation. Completing this level is the family bathroom, fitted with a bath, wash basin and WC.

The second floor accommodates two further bedrooms, both accessed from the landing. The larger of the two provides a well-sized principal bedroom, while the second bedroom offers further accommodation for family members or guests. The principal bedroom benefits from its own en-suite shower room, fitted with a shower, wash basin and WC, providing additional convenience and a degree of privacy.

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The property further benefits from an integral garage, providing useful additional space for storage or potential vehicle parking.

Agent's Note

This property is being sold freehold, and is connected to mains water, gas, electricity, and drainage.

This property has gas central heating.

Council Tax Band: C

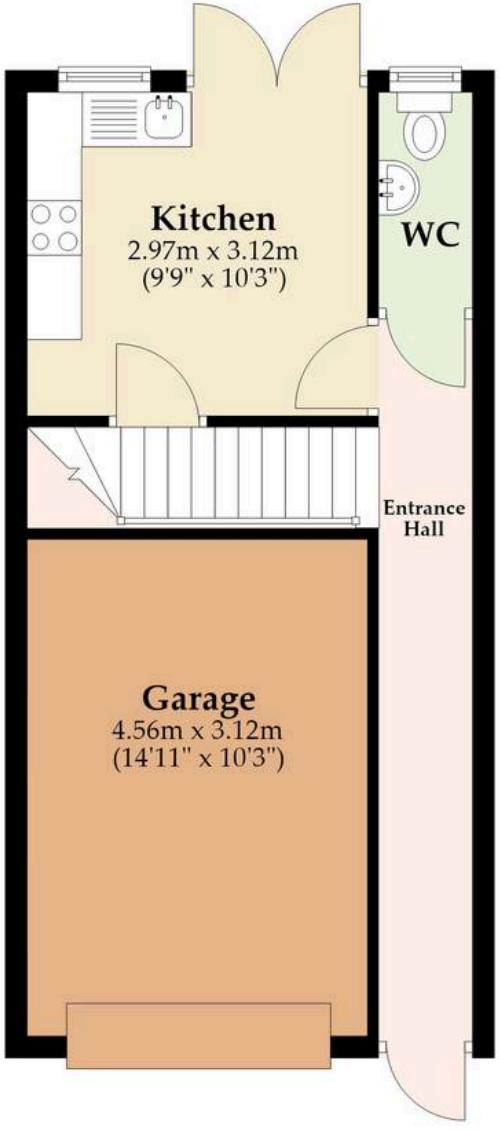






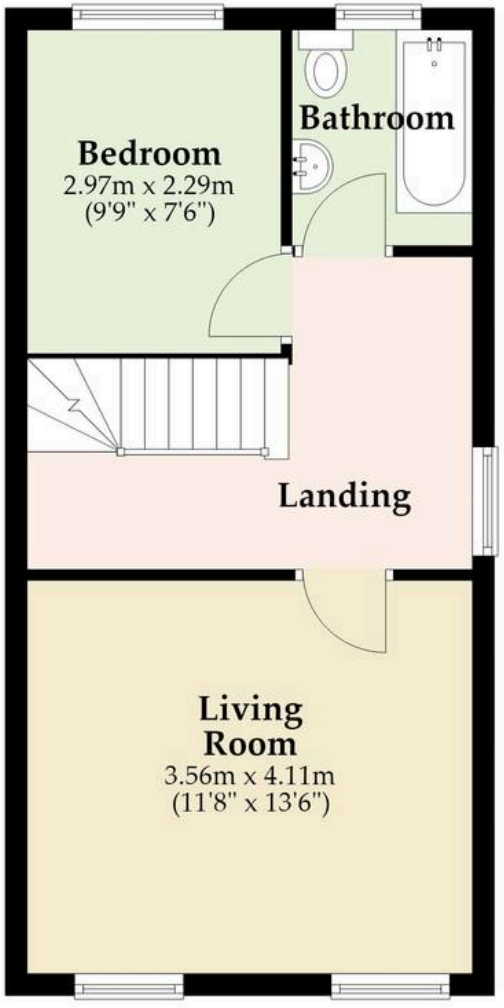
Ground Floor

Approx. 20.4 sq. metres (219.3 sq. feet)
(excluding Garage)



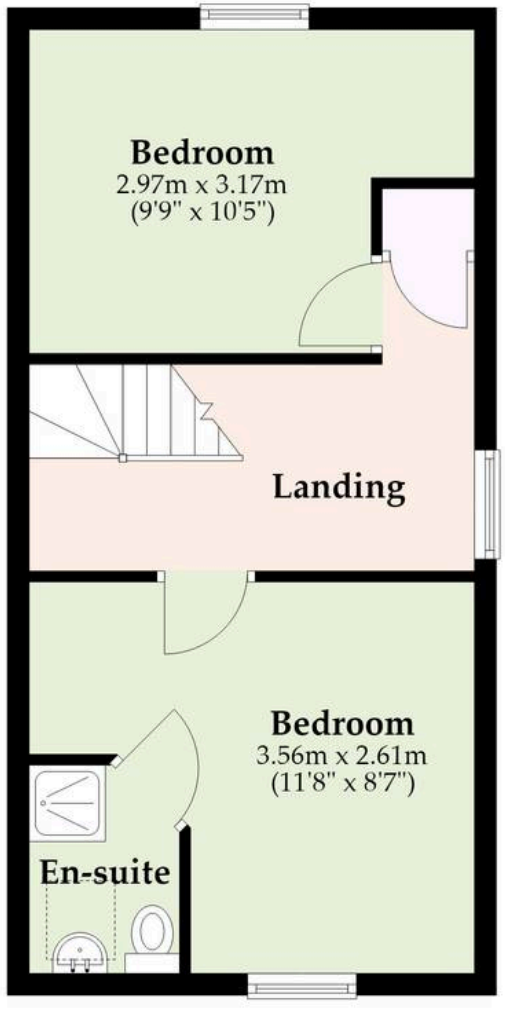
First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Second Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.3 sq. feet)

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.
Plan produced using PlanUp.

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