



## 2 Reginald Court Estcourt Road, Great Yarmouth

£170,000 Freehold

GUIDE PRICE: £170,000-£180,000. This two-bedroom semi-detached bungalow offers a unique opportunity for those over 55 to embrace comfortable and convenient living in a prime location, nestled in the heart of the sought-after community of Great Yarmouth.

Council Tax band: B

Tenure: Freehold

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**Location**

Reginald Court, located on Estcourt Road in Great Yarmouth is perfectly positioned for those seeking a blend of coastal charm and urban convenience. Nestled in a peaceful residential area, this property offers easy access to the town's vibrant seafront, just a short stroll away, where you can enjoy the famous Golden Mile beaches, amusement arcades, and scenic views. The town centre, with its array of shops, restaurants, and amenities, is also within walking distance. Commuters will appreciate the proximity to Great Yarmouth train station, connecting you to Norwich and beyond. Whether you're looking for a tranquil home near the coast or



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### Estcourt Road

Upon entering the home, one is greeted by a warm and welcoming ambience that permeates every corner of the generously-sized living space. The property, boasting a thoughtful layout, ensures comfortable living with all essentials conveniently situated on a single floor, making it an ideal choice for those seeking the ease and convenience of single-storey living.

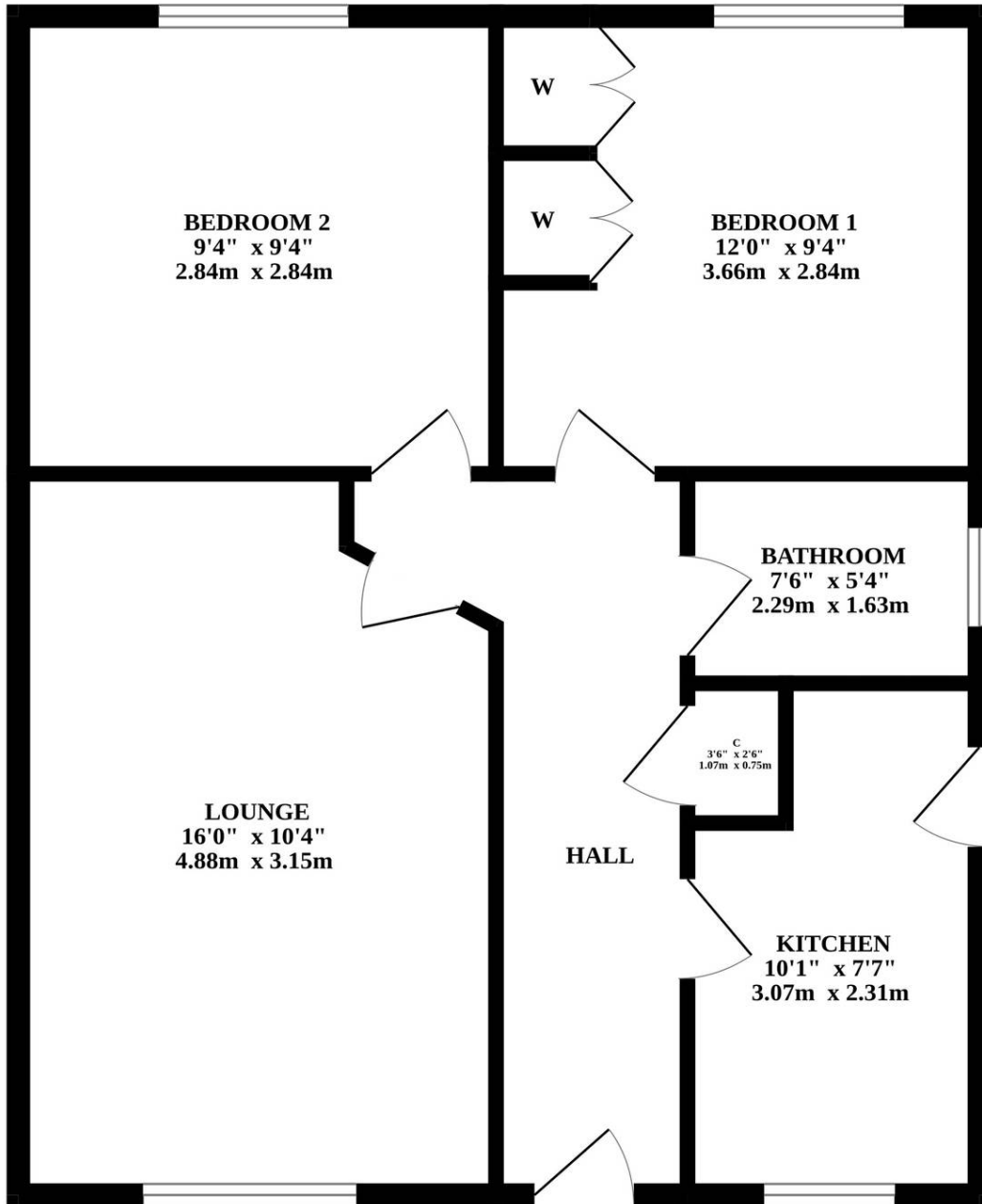
An entrance hall leads you into the heart of the home, where you'll discover a well-appointed living room, a fully equipped kitchen, two double bedrooms and a modern bathroom. Additionally, the entrance hall provides access to loft space, offering potential for further development or storage options. The kitchen features oak pattern fitted base and wall units, a stainless steel sink with drainer sink unit, a gas hob, an electric oven, and plumbing for an automatic washing machine. Additionally, a gas combination boiler ensures hot water on demand, while a rear access door offers convenience for outdoor activities.

The accommodation further comprises two bedrooms, one of which boasts a fitted wardrobe for enhanced storage solutions. The family bathroom includes a low level WC, panelled bath with shower over, and pedestal hand basin.

Outside, a rear brickweave area and a brickweave forecourt to the front with three car parking spaces complete the package. Within close proximity to town and local amenities, as well as the Great Yarmouth train station, this property is ideally situated



# GROUND FLOOR



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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