



## 83 St. Georges Road, Great Yarmouth

£280,000 Freehold

Situated in a prime location near the beach and the bustling town centre of Great Yarmouth, this exquisite Grade 2 listed four-bedroom semi-detached house effortlessly combines historical charm with modern comfort, offering a perfect refuge for those seeking a blend of character and functionality. With its turnkey condition, this exceptional property presents a rare opportunity to own a piece of history while enjoying the modern comforts of today



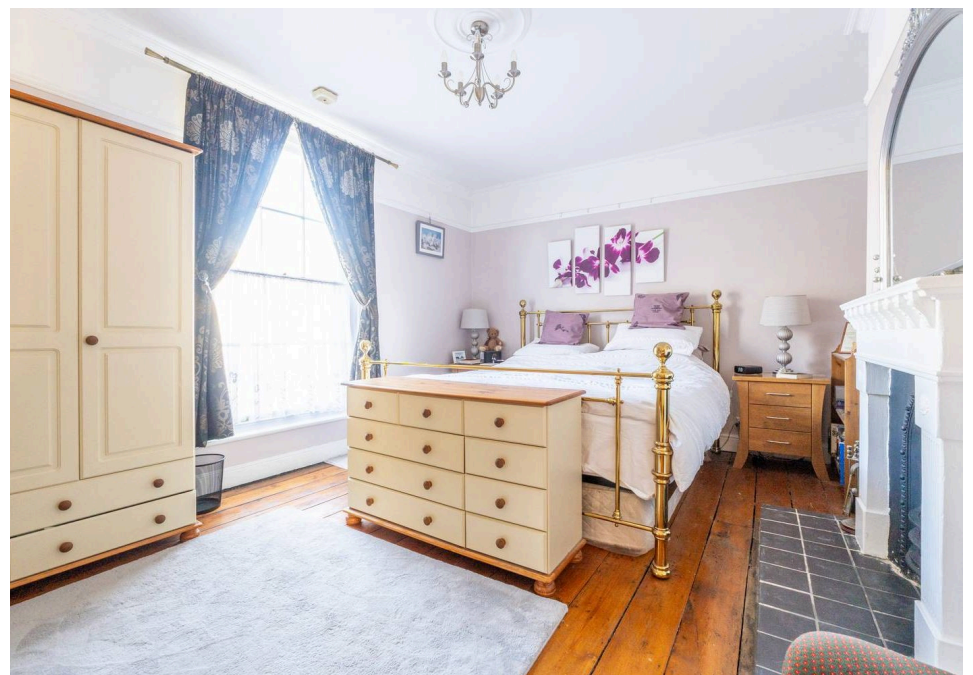
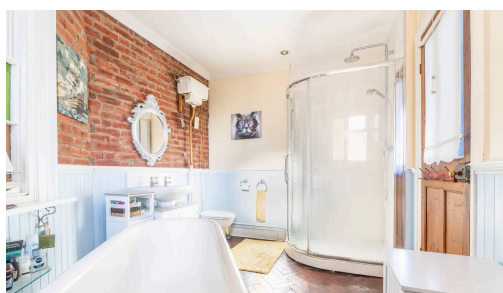
## Location

Situated in the heart of the vibrant coastal town of Great Yarmouth, St. Georges Road enjoys a prime location within easy reach of both urban conveniences and seaside attractions. The property is just a short walk from the iconic Golden Mile, offering sandy beaches, amusements, and a variety of restaurants and cafes. Nearby, the bustling town centre provides access to a wealth of shopping options, schools, and essential amenities. Excellent transport links include local bus routes and the Great Yarmouth train station, which connects to Norwich and beyond. Whether you're seeking coastal tranquillity or the energy of town life, this address delivers the best of both worlds.



## St. Georges Road

Arriving in the spacious entrance hall, you'll find the ground floor showcases a meticulously maintained lounge, complete with a striking black iron decorative fireplace, flowing seamlessly into the elegant dining room featuring a decorative ceiling rose. The adjoining kitchen boasts a range of wall and base storage cupboards, worktops with tiled splashbacks, and modern appliances, making it an ideal space for meal preparation.





The office, accessed from the kitchen, offers a private sanctuary while overlooking the south-facing courtyard.

Venture to the first floor to find a snug/reading room on the first floor landing, along with two spacious bedrooms adorned with charming fireplaces and a bathroom comprising a free-standing roll-top bath and sleek corner shower cubicle. The second floor reveals two additional bedrooms, including one with an ensuite, providing ample accommodation with a touch of sophistication.

Exuding Mediterranean flair, the enclosed courtyard at the rear of the property offers a private outdoor space ideal for al-fresco dining and relaxation, further complemented by a wooden double door hatch leading to the basement - a practical storage area with an intriguing history of old coal storage. Additional storage space can be found in the loft, catering to the needs of modern living.

Furthermore, the property comes with the convenience of a parking permit available for purchase for £80, ensuring hassle-free access for residents.

### Agents Notes

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

Council Tax band: C

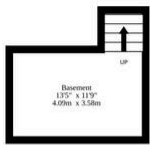
Tenure: Freehold

EPC Energy Efficiency Rating: E

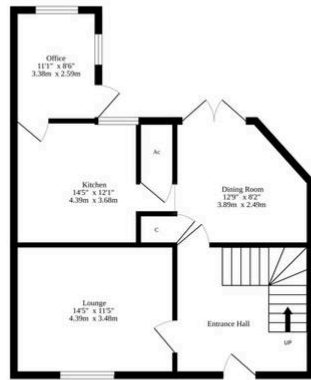
EPC Environmental Impact Rating: E



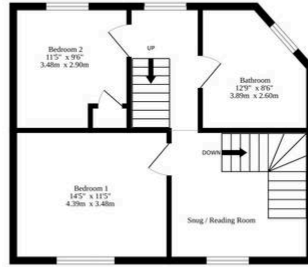
Basement



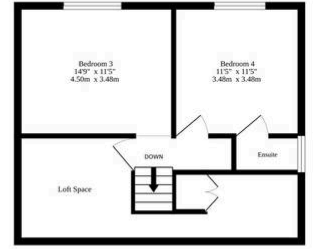
Ground Floor



1st Floor



2nd 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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