



ADDRESS
110 Havelock Road
Great Yarmouth
Norfolk
NR30 3HJ

TENURE
Freehold

L  R K E S

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‘THE PROPERTY IS LOCATED JUST A SHORT WALK FROM THE SEA FRONT. IT ALSO HAS EXCELLENT ACCESS TO NEARBY SCHOOLS’



**FIND
YOUR
NEST**

This terrace home offers a large open plan reception room with lounging and dining areas, a kitchen, utility space, and bathroom on the ground floor, and on the first floor a central landing leads to three generous bedrooms.

Outside there is a walled front yard with hand gate entrance, and to the rear a private west facing walled yard.

Unrestricted parking is available on streets.

Tenure: Freehold

Heating: Gas fired central heating

Council Tax: Band A (£1,320)

The property is located just a short walk from the Sea Front. It also has excellent access to nearby schools, of which there are several within a short drive/walk. All the Town's facilities are on the doorstep including supermarkets, doctors, dental surgery, and pharmacy. Bus and train stations are easily accessible, as are road links to the surrounding towns & cities.

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse, and the Norfolk Coast Path which can be accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



- 1. Primary bedroom
- 2. Reception room
- 3. Dining area & view to kitchen
- 4. Bathroom
- 5. Third bedroom



**FIND
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NEST**



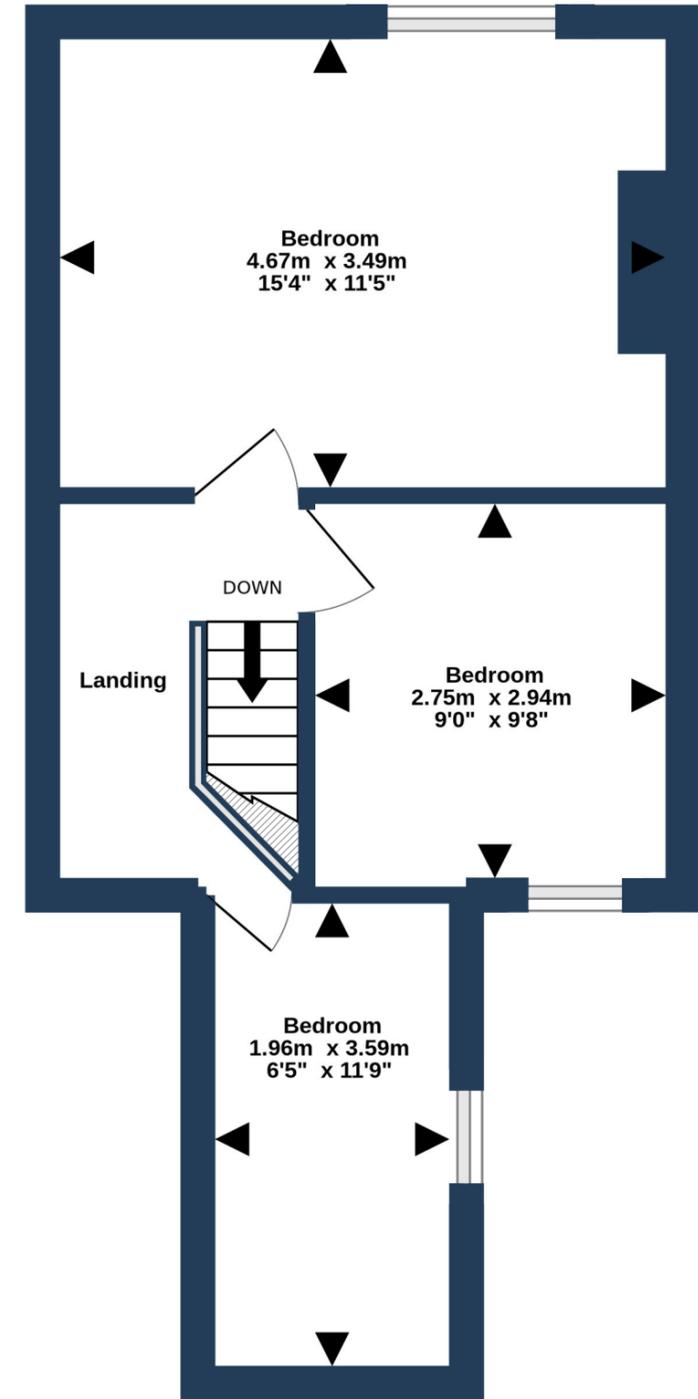
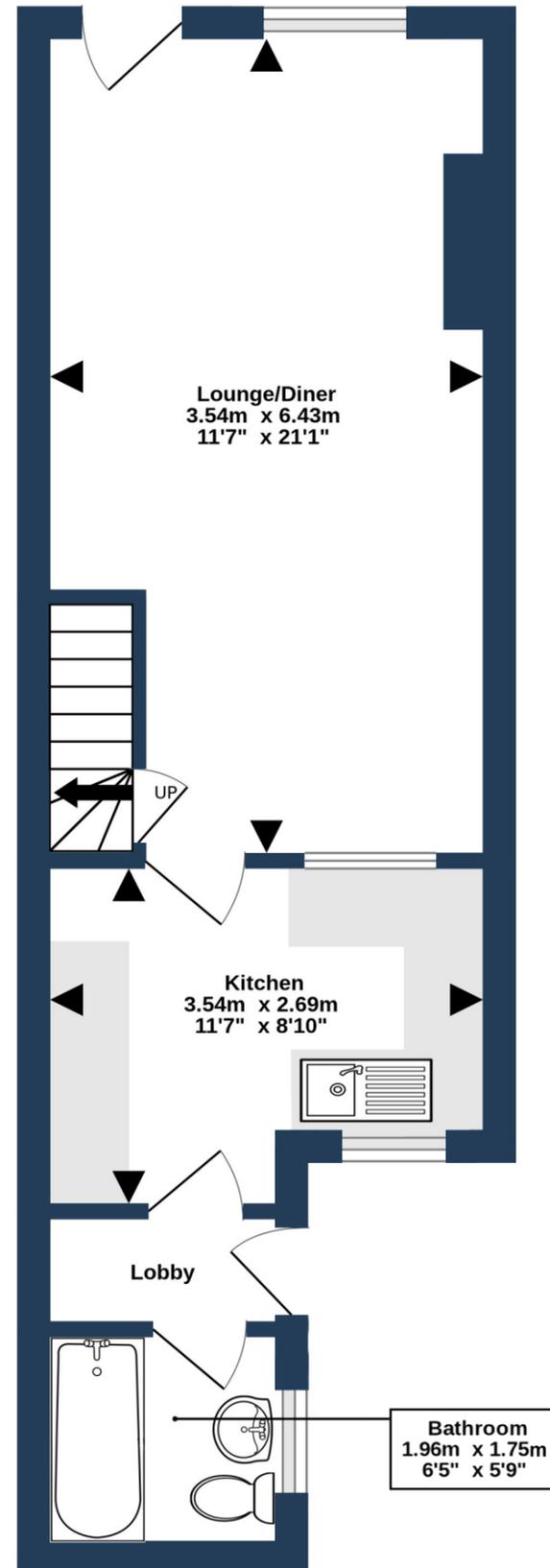
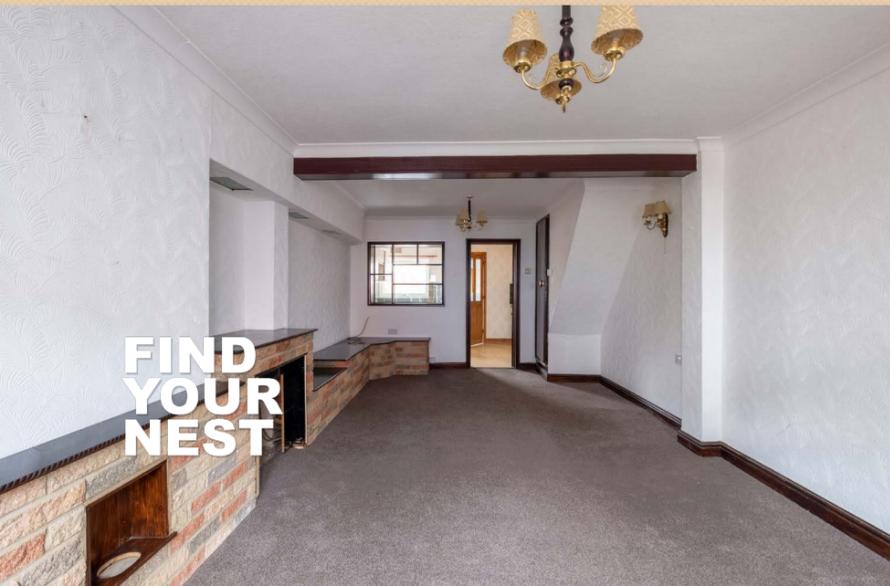
HAVELOCK ROAD GREAT YARMOUTH

APPROXIMATE FLOOR AREA
= 72.9 sq m / 785 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

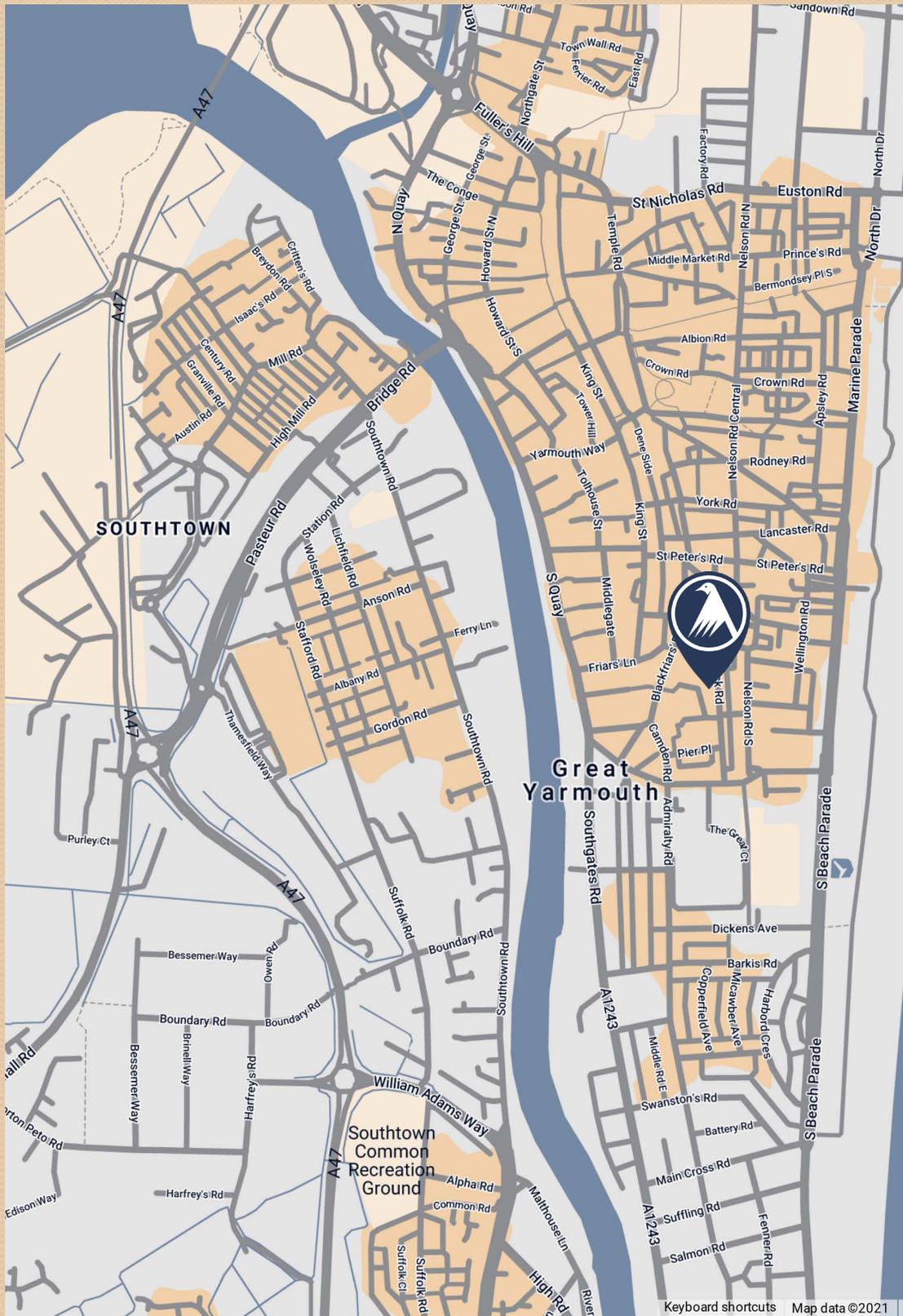
VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

COUNCIL TAX - Band A (£1,321)
ENERGY RATING - D 65



FIND
YOUR
NEST

Ref: 7240



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