Aldreds
Estate Agents



31 Cobholm Road

, Great Yarmouth, NR31 0BU

£99,950

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Aldreds are pleased to offer this spacious mid terraced house that would benefit from some further refurbishment with accommodation comprising of a lounge, dining room, kitchen, rear lobby and bathroom. On the first floor a small landing serves three bedrooms. Outside there is a forecourt and enclosed courtyard garden. The property also benefits from gas central heating and is offered chain free.







Lounge 12'1" x 11'3" (3.69 x 3.43)
Including the chimney breast with a tiled fireplace, radiator, wood panelled entrance door, window to front aspect.

Inner Lobby
Stairs to first floor, door to:

Dining Room 12'2" x 11'5" (3.71 x 3.49)
Including the chimney breast with a tiled fireplace, plus understairs cupboard, radiator, window to rear, door to:

Kitchen 11'7" x 7'3" (3.54 x 2.21)
Fitted kitchen with Hygena style wall and matching base units with work surfaces over, single drainer stainless steel sink unit, part tiled walls, wall mounted gas boiler, gas cooker point, door to:

Rear Lobby
Part glazed wood panelled door to rear, door to:

Bathroom 7'0" x 6'3" (2.15 x 1.92)
White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, frosted window to rear.

First Floor Small Landing
Doors leading off to:

Bedroom 1 12'1" x 11'3" (3.69 x 3.43)
Including the chimney breast with a cast iron fireplace, radiator, built in storage cupboard, window to front aspect.

Bedroom 2 12'2" x 11'5" (3.71 x 3.49)
Including the chimney breast with a cast iron fireplace, plus wardrobe cupboard, radiator, window to rear, door to:

Bedroom 3 12'4" x 7'3" (3.76 x 2.21)
Radiator, window to side.

Outside
To the front of the property is a walled forecourt. To the rear is an enclosed courtyard with a gate leading to a rear service passageway providing pedestrian access.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

Location
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, follow the road round to the right, take the first turning on the right into Isaacs Road, turn right into Cobholm Road.

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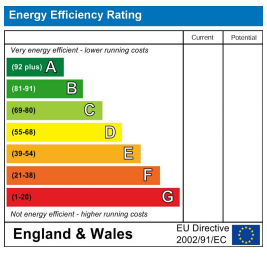
Area Map



Floor Plans



Energy Efficiency Graph



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