



## 33 Collingwood Road, Great Yarmouth

£300,000 Freehold

**GUIDE PRICE:** £300,000-£325,000. This semi-detached house presents an opportunity to breathe new life into an original style home, where the potential to create a beautiful family home awaits. Sitting in the coastal town of Great Yarmouth, in close proximity to all local amenities.

Council Tax band: D

Tenure: Freehold

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### LOCATION

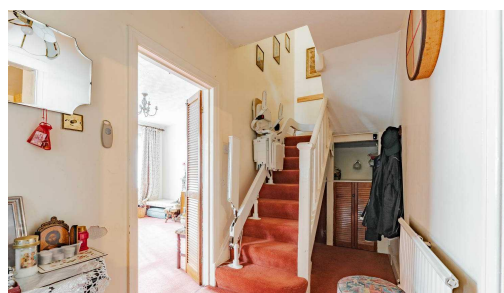
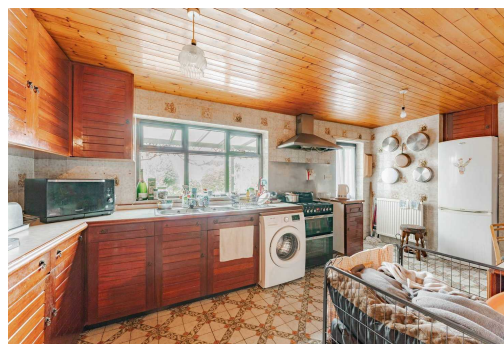
Collingwood Road, located in the vibrant coastal town of Great Yarmouth, offers a convenient and well-connected setting for residents. Situated in the heart of this bustling seaside town, Collingwood Road provides easy access to an array of amenities, including local shops, restaurants, schools, and recreational facilities. Great Yarmouth is celebrated for its picturesque coastline, offering pristine sandy beaches and stunning seafront promenades, perfect for leisurely strolls and enjoying the sea breeze. The town is rich in history and culture, with numerous



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## COLLINGWOOD ROAD

Upon arrival to this semi-detached residence is an extensive driveway, leading down to a carport, offering sheltered off-road parking. The garage provides additional parking or extra storage space.

Upon entering you are greeted by a welcoming entrance hall, this residence awaits to regain its former glory, with original features waiting to be unearthed and restored to their former splendour. The pleasant sitting and dining room forms the heart of the home, where you can showcase your most comfortable furniture and dining set-up, encouraging gatherings with loved ones. The spacious kitchen beckons with its array of fitted fixtures and fittings, to be able to cook your favourite meals. Offering ample amount of storage space and areas for your laundry essentials.

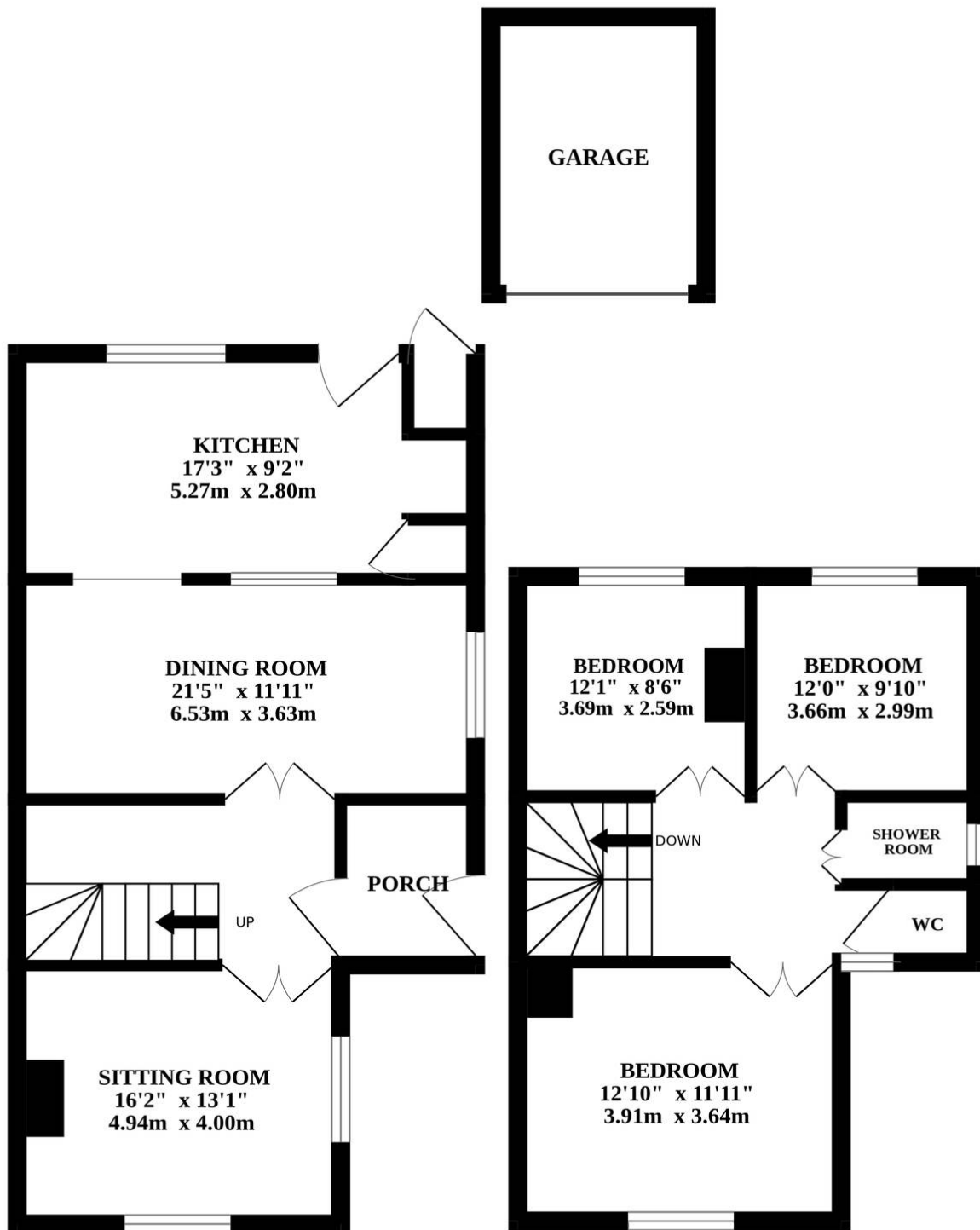
Ascending the staircase to the first floor, where three bedrooms await, each designed to offer you relaxation and privacy. The shower room ensures convenience and practicality, with a separate WC, completing the upper level of this residence.

Leading out the rear door onto the entertaining patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or dining parties during the summer months. Following down to the laid



GROUND FLOOR

1ST 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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