

FREEHOLD



House - Terraced

# ELSIE ROAD GREAT YARMOUTH NR31 0BN

Offers Over

£120,000

## FEATURES

- Mid Terraced
- Sitting Room
- Good Kitchen
- Front Garden
- Good Condition
- Three Bedrooms
- Dining Room
- Larger Bathroom
- Rear Courtyard
- No Chain



# 3 Bedroom House - Terraced located in Great Yarmouth

Guide Price £130,000- £140,000

Welcome to the charming seaside town of Great Yarmouth, this Victorian mid-terraced house is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers a perfect blend of space and comfort for a growing family or those who love to entertain.

As you step inside, you'll be greeted by the character and warmth that only a Victorian home can offer. The bedrooms, conveniently located off the landing, provide a peaceful retreat at the end of a long day. The two generous reception rooms are ideal for hosting gatherings or simply unwinding with loved ones. The spacious kitchen and bathroom on the ground floor add a touch of modern convenience to this classic beauty.

Outside, the property features an enclosed walled and gated front garden. Additionally, a courtyard at the rear.

Conveniently located, this home offers great road links out of the county, making commuting a breeze. And with the famous Pleasure Beach just a stone's throw away, you'll have endless opportunities for fun-filled weekends with family and friends.

This property is a rare find, being vacant with no chain, ready and waiting for you to make it your own. Don't miss out on the chance to call this delightful Victorian house your home sweet home in the heart of Great Yarmouth.

## Sitting Room

11'4 x 12'0

Sealed unit double glazed door to the front along with matching window, radiator and door to the lobby.

## Lobby

Stairs to the first floor and door to the dining room.

## Dining Room

11'6 x 11'1

Sealed unit double glazed window to the rear, radiator. Door to kitchen.

## Bathroom

Sealed unit double glazed window to the side along with door out to courtyard. Range of base and wall mounted units. Integrated hob, oven and extractor fan over and space for further appliances. Door to bathroom.

## Landing

Doors to all bedrooms.

## Principal Bedroom

11'6 x 11'7

Sealed unit double glazed window to the front and radiator.

## Bedroom Two

10'6 x 8'2

Sealed unit double glazed window to the rear and radiator.

## Bedroom Three

11'6 x 6'8

Sealed unit double glazed window to the side and radiator.

## Outside

To the front of the property there is a pedestrian pathway with gated front garden. The rear courtyard is gated.

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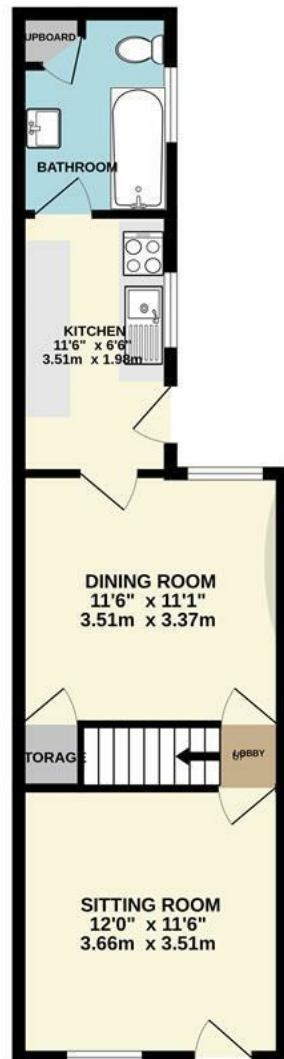
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Council Tax Band

A

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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