





58 Elsie Road Cobholm, Great Yarmouth, NR31 0BN **£795** EPC Rating D

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# 3 bedroom terraced property offered a short distance from Great Yarmouth centre.

# LOUNGE

11' 5" x 11' 5" ( $3.5m \times 3.5m$ ) uPVC double glazed entrance door and window to the front; newly fitted carpet; radiator; door to

## **INNER LOBBY**

carpet and carpeted stairs to first floor; through to:-

# **DINING ROOM**

11' 1" x 0' 11" (3.4m x .3.4m) laminate flooring; radiator; brick fireplace (not to be used); under stairs storage cupboard.

#### **KITCHEN**

9' 2" x 6' 6" ( $2.8m \times 2.0m$ ) vinyl flooring; white gloss fronted wall and base units with vinyl work surface over; stainless steel sink unit; wall mounted boiler; uPVC double glazed window and door to rear. Door to:-

## BATHROOM

6' 2" x 4' 11" ( $1.9m \times 1.5m$ ) tiled walls and floor; white suite comprising low level WC; hand wash basin; bath with mixer taps and shower head; uPVC double glazed window to rear; single glazed window to side.

## **FIRST FLOOR**

#### **BEDROOM** I

11' 5" x 11' 5" (3.5m x 3.5m) laminate flooring; radiator; uPVC double glazed window to front.

#### BEDROOM 2

11' 5" x 11' 1" (3.5m x 3.4m) laminate flooring; radiator; uPVC window to rear; storage cupboard. Door to:-

#### **BEDROOM 3**

11' 5" x 6' 6" (3.5m x 2.0m) laminate flooring; uPVC double glazed window to rear; small cupboard.

### COUNCIL TAX BandA

## OUTSIDE

To the rear is a small enclosed rear yard with gate to service passage.

14 Regent Street Great Yarmouth Norfolk NR30 IRN www.bycroftestateagents.co.uk 01493 844489 lettings@bycroftestateagents.co.uk Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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