



ADDRESS

42 Isaac's Road  
Cobholm  
Great Yarmouth  
Norfolk  
NR31 0BT

TENURE

Freehold

STATUS

Chain Free

# LARKES

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***“A Victorian terrace reimagined for modern living, with an open-plan layout, west-facing garden, and endless potential.”***

Isaac's Road, Cobholm, Great Yarmouth, Norfolk

Freehold | Approx. 78.3 sq m (843 sq ft)

The Tour:

Located on a quiet residential street in the riverside quarter of Cobholm, this Victorian terrace house offers a compelling opportunity for renovation and reinterpretation. The interior has been partially reconfigured to create a more open and contemporary flow, most notably with the repositioning of the staircase to open up the ground floor into one expansive reception space. The house extends to over 840 sq ft and includes three bedrooms, a west-facing garden, and retains period proportions throughout.

The ground floor has been reimagined as a single, bright living and dining area, leading through to a rear kitchen and a bathroom beyond. Light pours in from front and rear elevations, and the generous footprint offers scope for further refinement. Upstairs, three bedrooms unfold from a central landing, with original details and generous ceiling heights that hint at the building's late 19th-century origins.

Outside, a private west-facing garden stretches from the kitchen door, currently laid to a mixture of paving and lawn, and enclosed with timber fencing. The house is double-glazed throughout and warmed by a gas-fired central heating system via a combination boiler.

Offered with no onward chain, this is a home with immense potential—ready for a new chapter.

The Area:

Isaac's Road lies in the heart of Cobholm, a quiet residential neighbourhood set between the River Yare and Great Yarmouth's bustling town centre. The area has a strong local character, with a mix of traditional terraced homes and easy access to everyday amenities. Nearby schools include Cobholm Primary and the well-regarded Great Yarmouth Charter Academy, both within walking distance. Local shops and convenience stores are dotted along Southtown Road, while the wider selection of supermarkets, cafés and high street retailers in the town centre are just a short stroll away. Residents enjoy close proximity to the river, with walking paths leading toward Breydon Water and the wider Norfolk Broads. The historic seafront, sandy beaches, and vibrant promenade are also within easy reach, offering plenty of opportunity for weekend exploration. With good transport links and a strong sense of community, Cobholm offers a well-connected yet peaceful setting by the water.

Points to Consider:

Tenure: Freehold

Construction: Solid brick walls with partial cavity insulation (assumed)

Fenestration: uPVC double glazing

Heating: Gas-fired central heating via combination boiler

Energy Performance: EPC Rating C (Score: 70), with potential to improve to B (Score: 87)

Average Heating & Lighting Costs: £983 per year (2024 estimate) \*

Council Tax: Band A (£1,518.65 for 2025/26 – GYBC)

Broadband: Ultrafast broadband available (up to 1,800 Mbps download / 220 Mbps upload) †

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

\* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package





Dining area



Open plan reception room



Kitchen



Ground floor bathroom





Living area



Bathroom detail



West facing rear gardens



Rear facade





Primary bedroom



Bedroom detail with fitted storage



Rear bedroom

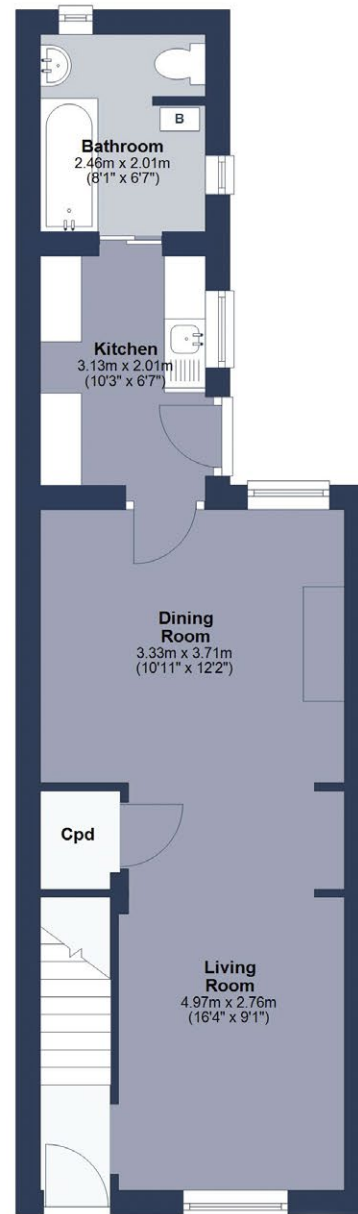


Middle bedroom



## Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



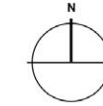
## First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



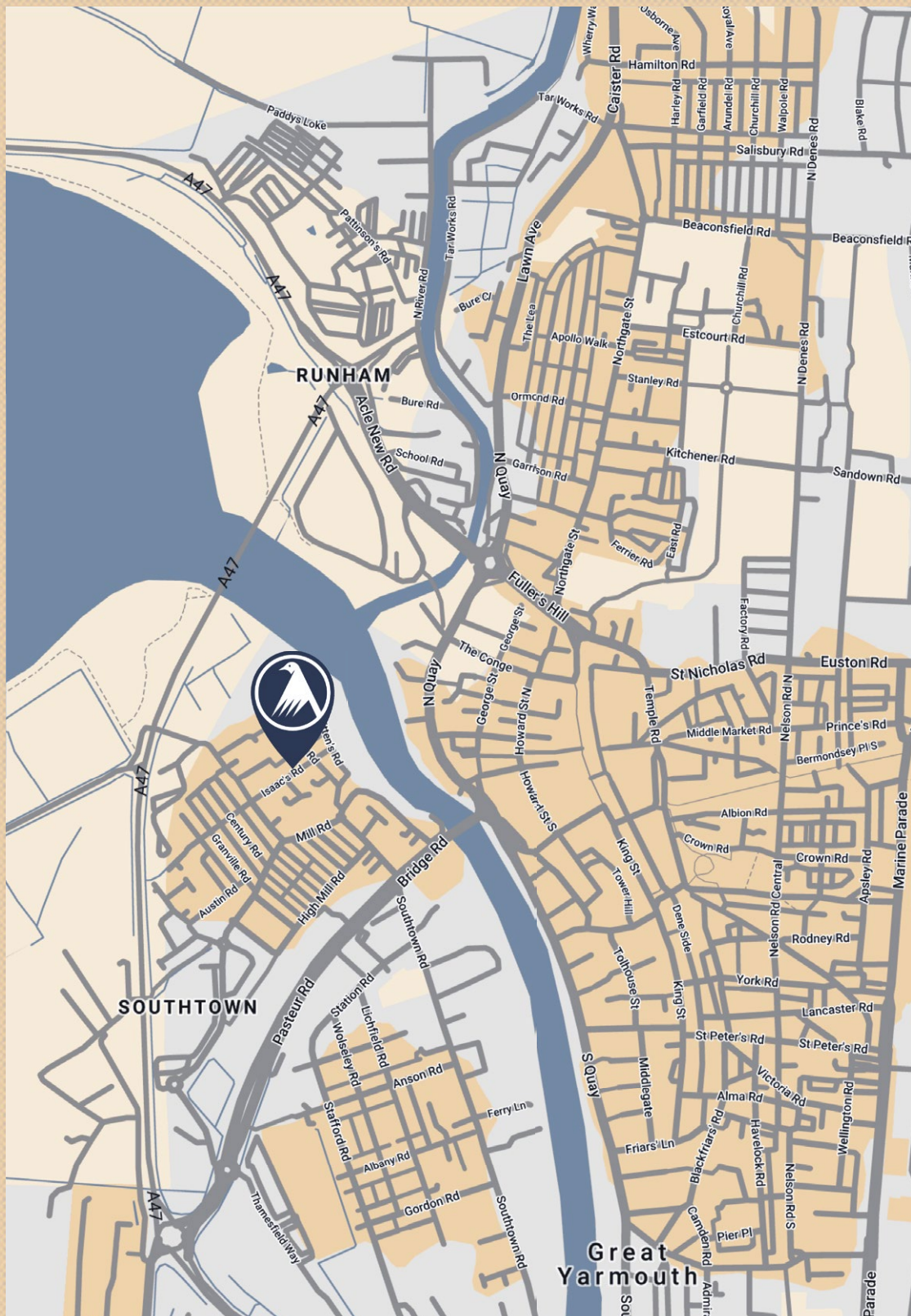
## Site Plan

Approx. 119.3 sq. metres (1,284.1 sq. feet)





Ref: 7374



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