



ADDRESS

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

TENURE

Freehold

STATUS

Chain Free

# L LARKES



**“An ideal renovation project with scope to add value, this Victorian terrace offers strong rental potential close to Great Yarmouth’s historic waterfront.”**



Isaac's Road, Cobholm, Great Yarmouth, Norfolk

Freehold | Approx. 81.5 sq m (877 sq ft)

This Victorian terrace lies on a quiet residential street in Cobholm, a short walk from the riverside and Great Yarmouth's historic quayside. Arranged over two storeys and extending to approximately 877 sq ft, the house is constructed in red brick with classical arched openings and a modest front yard. Though the interiors have suffered from misuse and now require comprehensive renovation, the house retains its period layout and offers ample potential for reconfiguration or thoughtful restoration.

Inside, the plan follows a familiar Victorian format, with a front living room leading to a central stairwell and a separate dining room beyond. A galley kitchen sits at the rear, flowing into a small lobby and ground-floor bathroom. Upstairs, the main bedroom sits to the front, while two further bedrooms are positioned at the rear — the third room is accessed via the second, making this configuration better suited to use as a dressing room, study or nursery.

The property benefits from gas-fired central heating via a combination boiler, uPVC double glazing, and up-to-date gas and electrical certifications, having most recently served as a rental investment.

Offered with no onward chain, this is a home 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 no insulation (assumed)

Fenestration: uPVC double glazing

Heating: Gas-fired central heating via combination boiler

Energy Performance: EPC Rating C (Score: 71), with potential to improve to B (Score: 85)

Average Heating & Lighting Costs: £1,573 per year (2023 estimate) \*

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

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 room



Living room



Kitchen



Ground floor bathroom





Dining room



Rear yard



Street facade



Kitchen





Primary bedroom



Rear bedroom detail

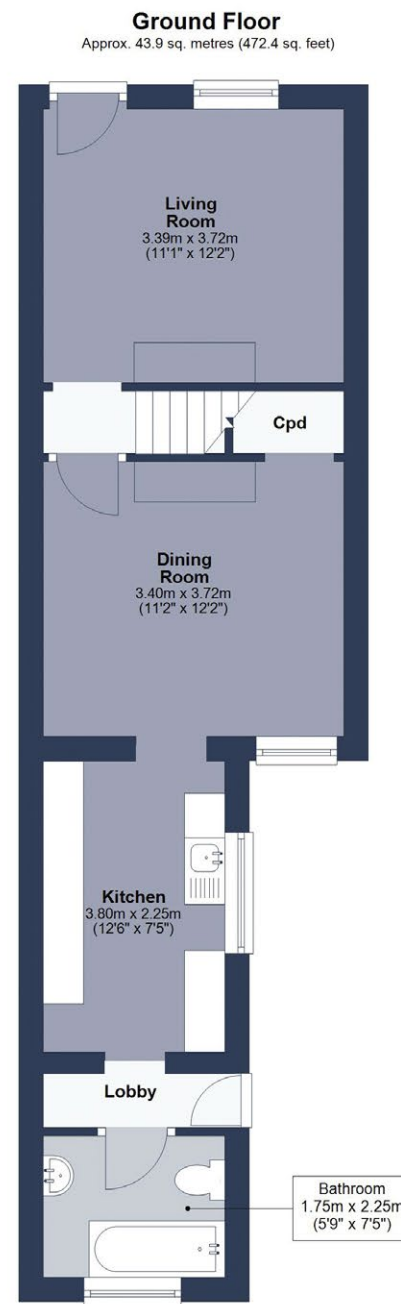


Rear bedroom



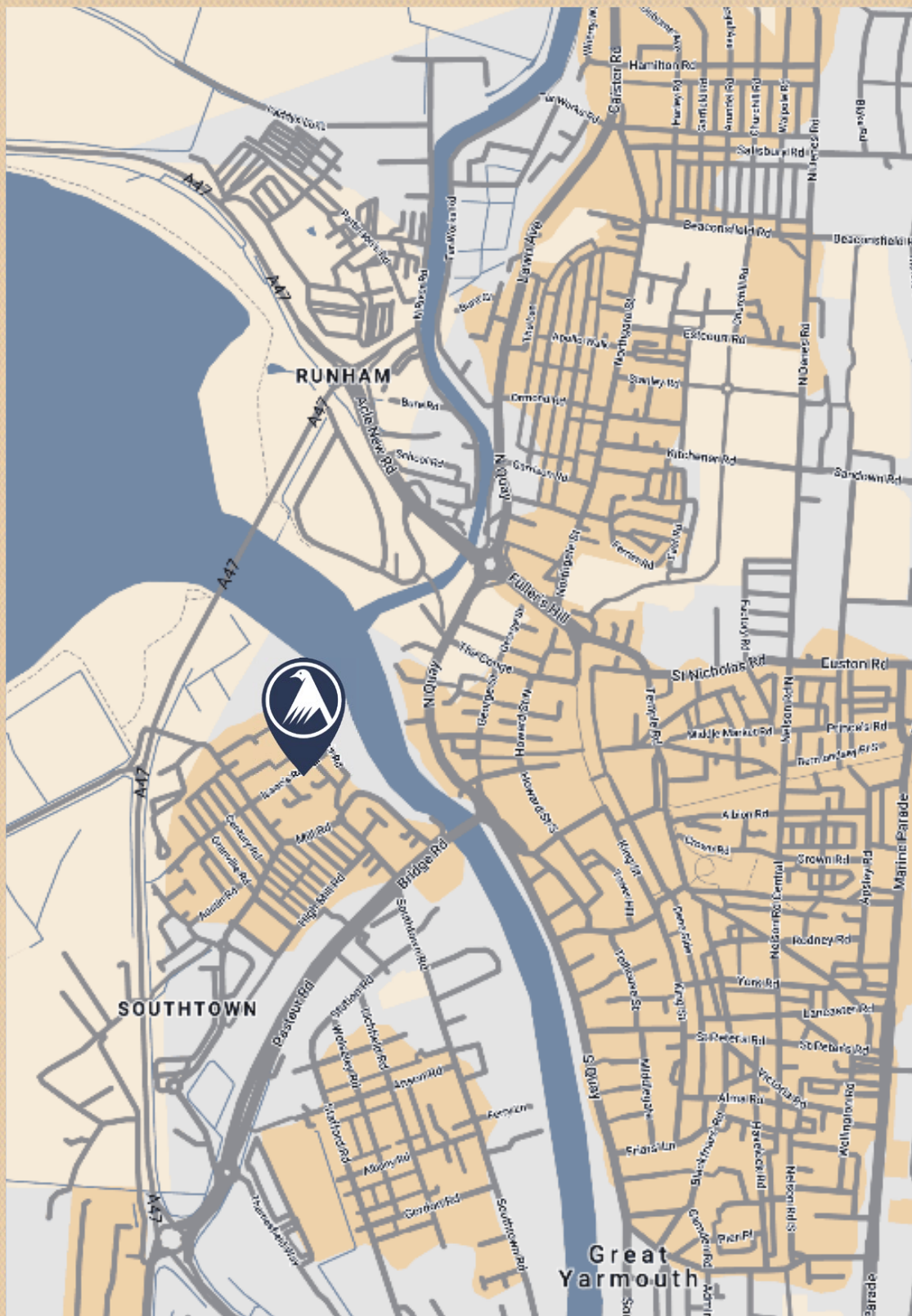
Middle bedroom







Ref: 7375



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