

**Aldreds**  
Estate Agents



52 Elsie Road

Great Yarmouth, NR31 0BN

£100,000





## 52 Elsie Road

, Great Yarmouth, NR31 0BN

Two bedroom mid terrace sitting in Cobholm. On the ground floor there are two reception rooms and a kitchen. First floor bathroom. Gas central heating and double glazing. Front forecourt and rear yard

### Lounge

11'5" x 11'5" (3.5 x 3.5)

Door to front, double glazed window to front aspect, radiator

### Lobby

Stairs to landing

### Dining Room

11'5" x 11'1" (3.5 x 3.4)

Under stair cupboard, double glazed window to rear aspect, radiator

### Kitchen

14'5" max x 6'6" (4.4 max x 2)

Base & wall units with worktops, double glazed window to side aspect, door to side, sink with drainer, electric cooker point

### Landing

### Bedroom 1

11'5" x 11'5" (3.5 x 3.5)

Storage cupboard, double glazed window to front aspect, radiator

### Bedroom 2

11'5" x 11'1" (3.5 x 3.4)

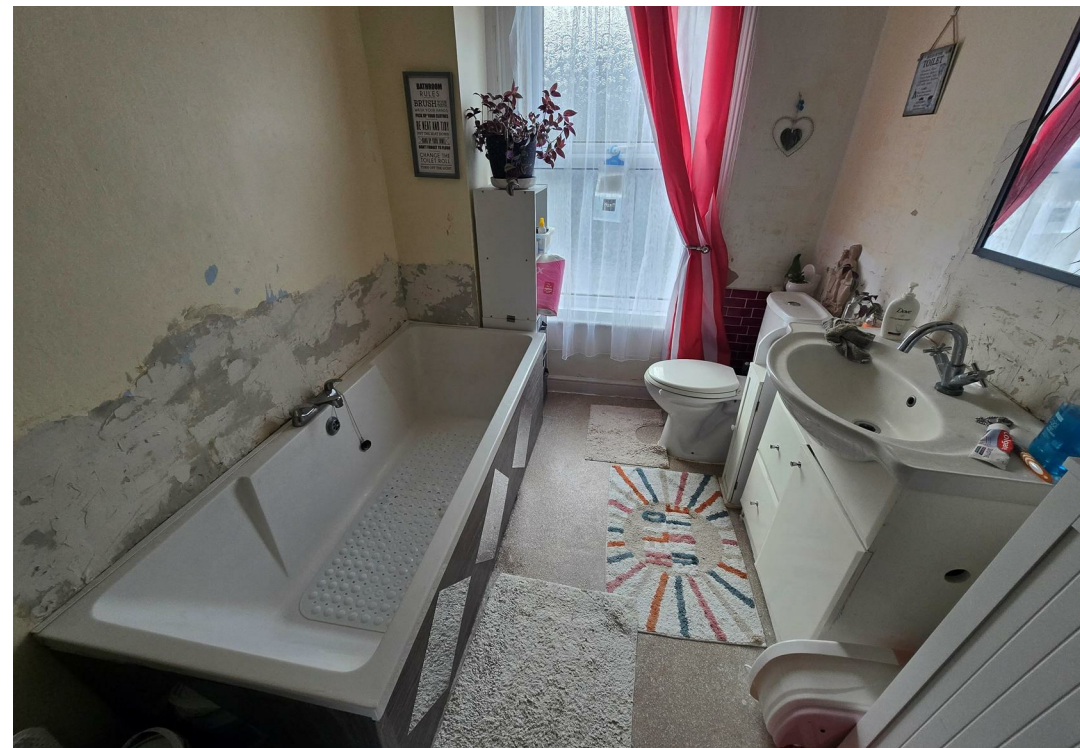
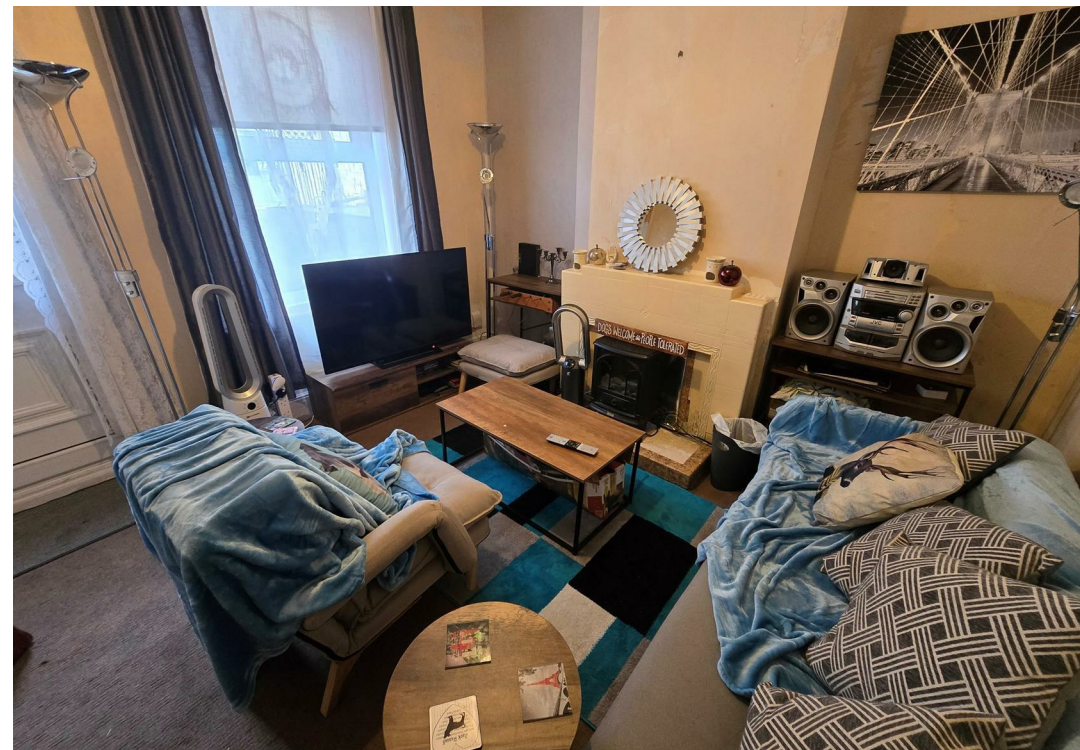
Double glazed window to rear aspect, radiator, door to

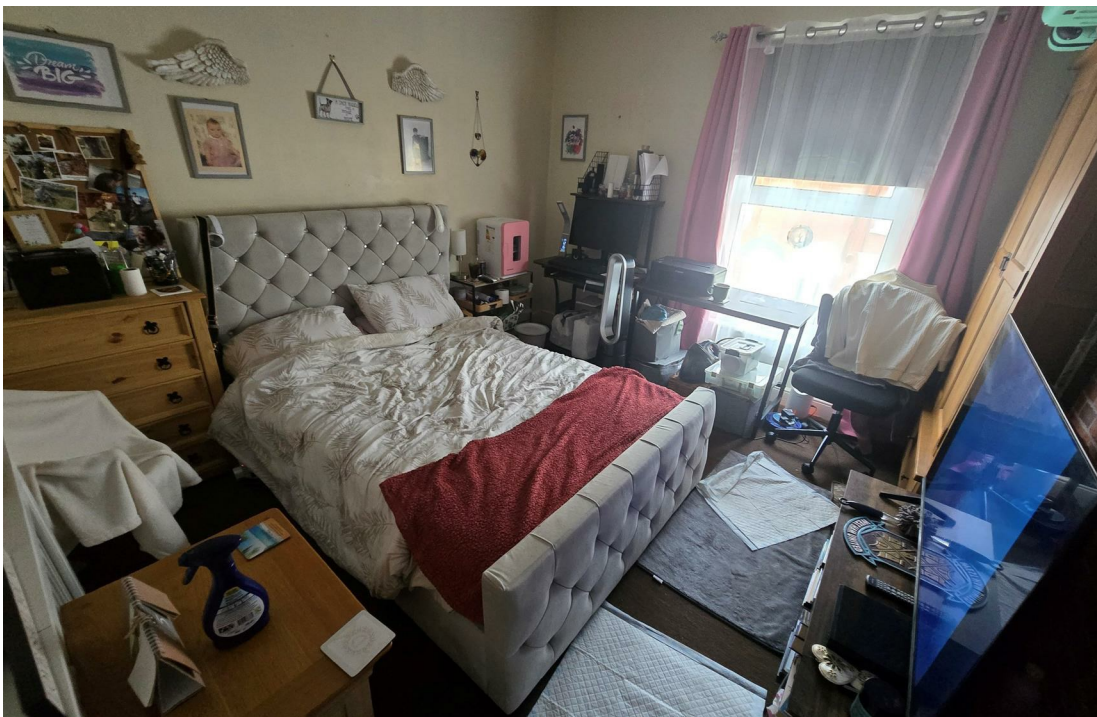
### Bathroom

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect

### Outside

Front forecourt. Rear yard.





### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band A

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

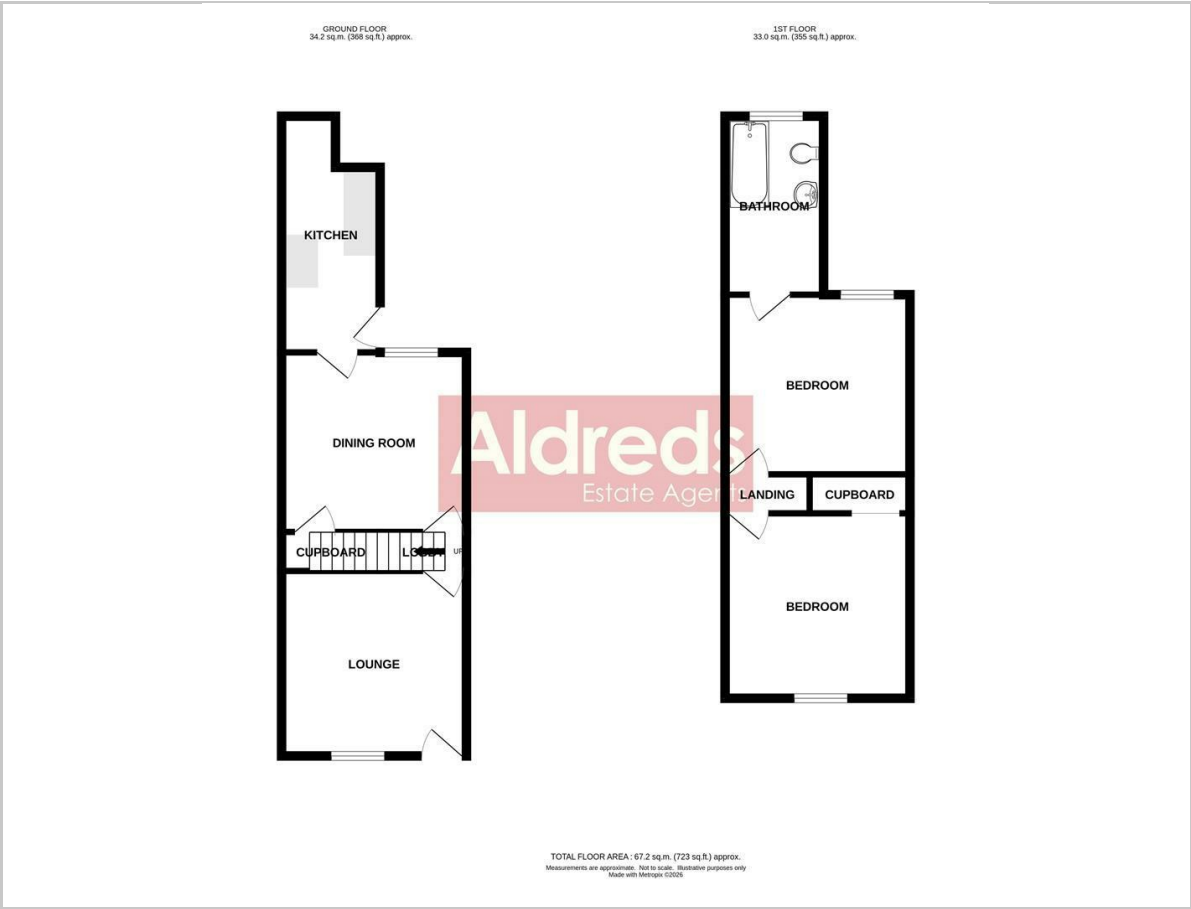
### Directions

From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left again just before the shop into Marsh Road. The entrance to Elsie Road can be found part way down on the left next to the butchers shop.

Ref Y12604/01/26



Floor Plan

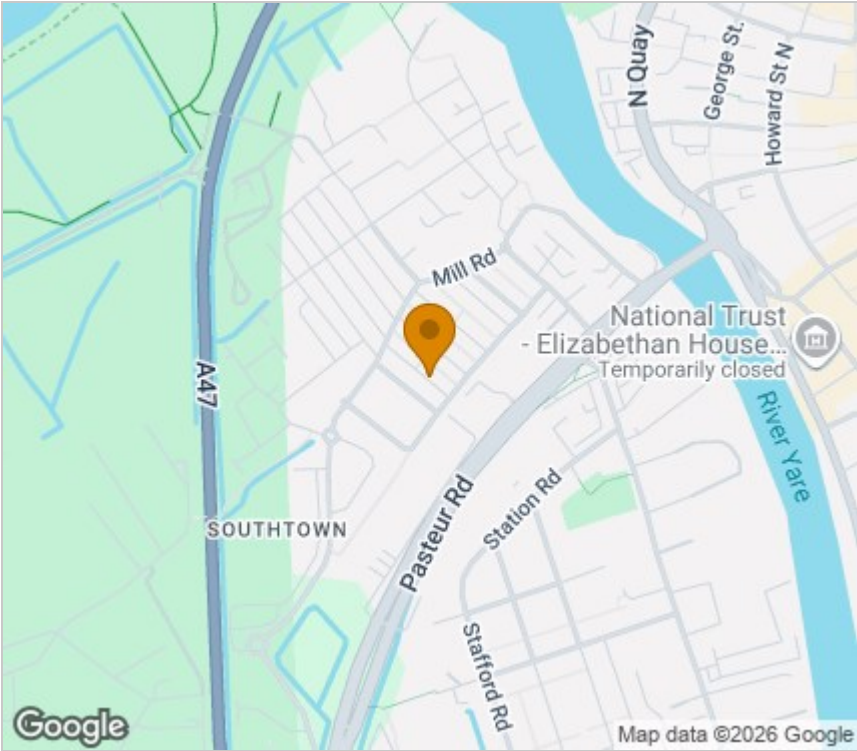


Viewing

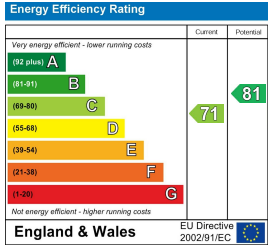
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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