



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)

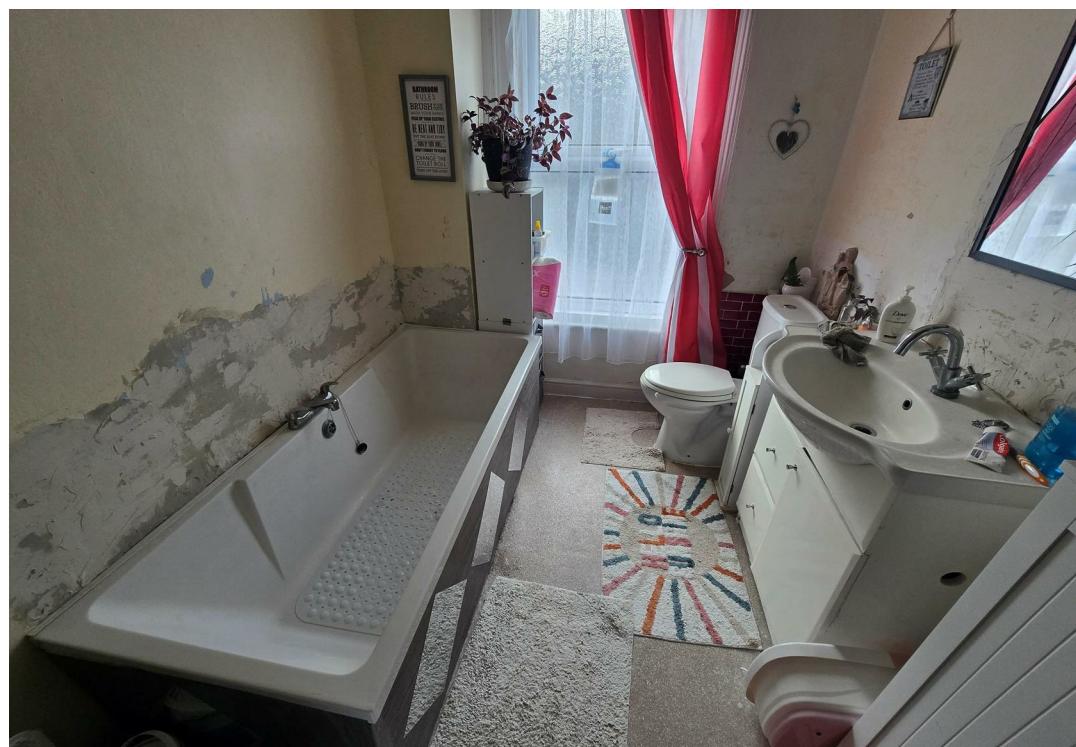
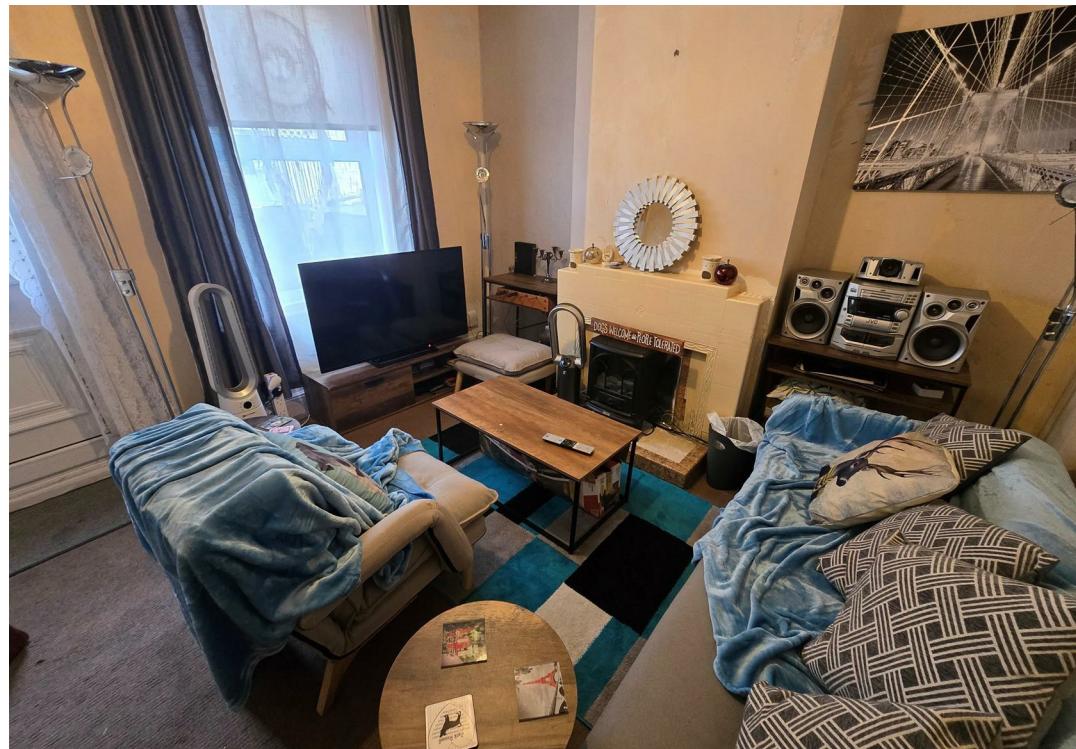
Double glazed window to rear aspect, radiator, door to

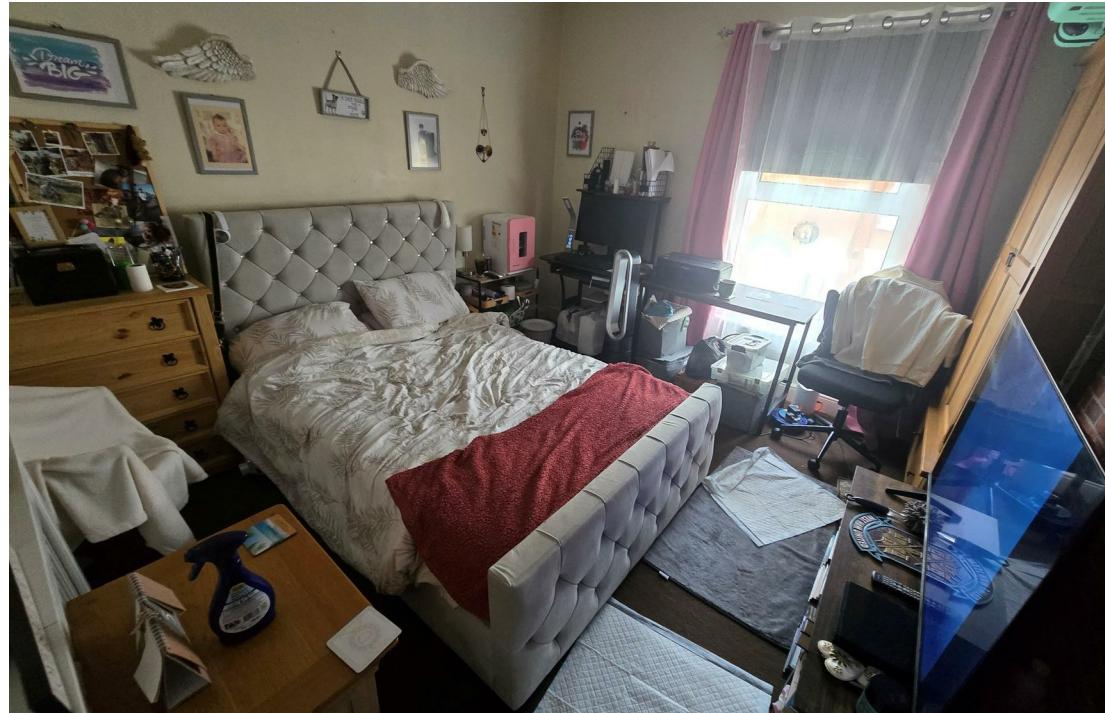
Bathroom

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

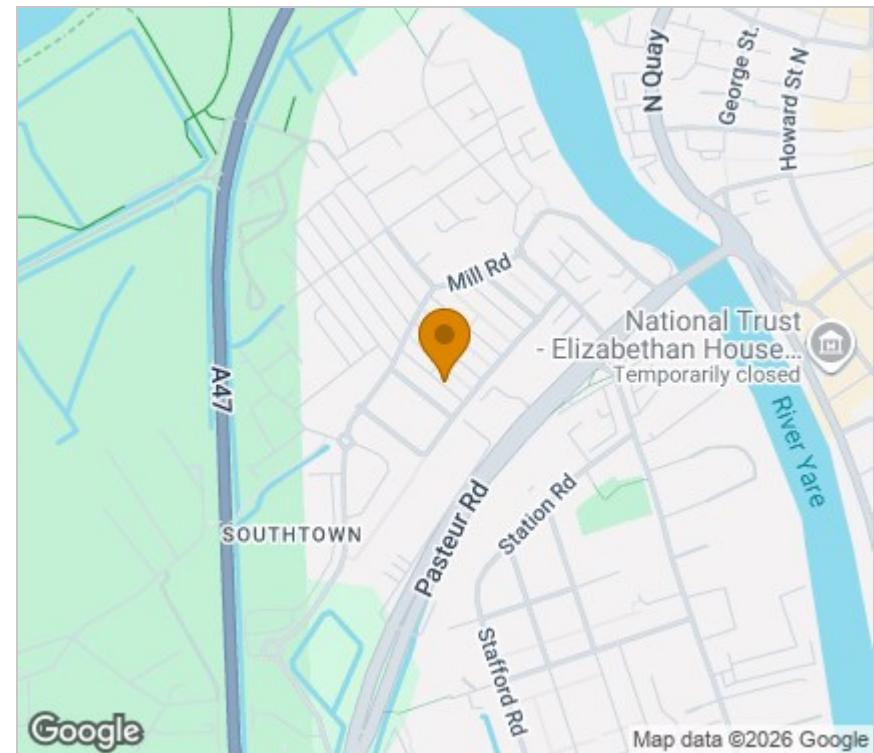
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left again just before the shop into Marsh Road. The entrance to Elsie Road can be found part way down on the left next to the butchers shop.

Ref Y12604/01/26

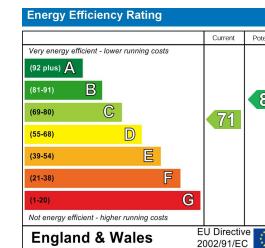
Floor Plan



Area Map



Energy Efficiency Graph



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA