Aldreds
Estate Agents



52 Elsie Road

, Great Yarmouth, NR31 0BN

£87,500

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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.

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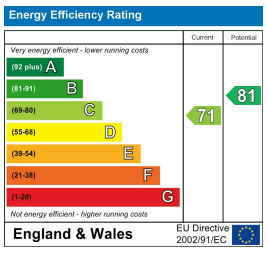
Area Map



Floor Plans



Energy Efficiency Graph



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