



ADDRESS

29 Gatacre Road  
Cobholm  
Norfolk  
NR31 0BQ

TENURE

Freehold

STATUS

Chain free sale

# L R K E S

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“A CHAIN-FREE VICTORIAN TERRACE  
WITH GENEROUS PROPORTIONS, THREE  
BEDROOMS AND EXCELLENT POTENTIAL  
FOR REFURBISHMENT IN THE HEART OF  
COBHOLM.”



FIND  
YOUR  
NEST

29 Gatacre Road, Cobholm, Norfolk, NR31 0BQ

Freehold | 937 sq ft (87 sq m)

The Tour:

Positioned within the established Cobholm neighbourhood of Great Yarmouth, this three-bedroom Victorian mid-terrace presents an exciting opportunity for buyers seeking a property with genuine scope to refurbish and add value.

Behind its painted brick façade, the house extends to approximately 937 sq ft and offers well-proportioned accommodation arranged over two floors. The entrance hall retains an attractive arched corbel detail, providing a subtle reminder of the property's period origins.

At the front of the house, the sitting room is a comfortable, light-filled space, while beyond lies a generous dining room centred around a decorative fireplace and offering ample room for family life and entertaining. The existing arrangement also lends itself well to reconfiguration, should a purchaser wish to create a more open-plan layout.

To the rear, the kitchen is fitted with a range of contemporary-style units and connects to a rear lobby and ground-floor shower room.

The accommodation would now benefit from a programme of refurbishment and remedial works, including cosmetic updating, and presents a genuine opportunity for a purchaser to reimagine and improve the house to their own specification.

Upstairs, three bedrooms are arranged around a central landing. The principal bedroom spans the width of the house and is particularly generous in scale, while the remaining bedrooms offer flexibility for family occupation, guest accommodation or home working.

Outside, an enclosed rear courtyard provides useful outdoor space with potential for landscaping and further enhancement.

Offered to the market chain free, the property presents a straightforward purchase opportunity with significant scope for refurbishment and improvement.

The Area:

Cobholm is one of Great Yarmouth's established residential districts, conveniently positioned between the town centre and the Norfolk Broads. Everyday amenities, including shops, schools and healthcare facilities, are all within easy reach, while Great Yarmouth's historic market place, railway station and seafront are readily accessible. Nearby Gorleston provides further retail and leisure facilities, including its award-winning beach.

The property falls within the catchment areas for Cobholm Primary Academy and Cliff Park Ormiston Academy, making it an appealing proposition for families.

Points to Consider

Tenure: Freehold.

Construction: Traditional brick-built Victorian

Fenestration: Fully double glazed.

Heating: Gas-fired central heating via boiler and radiators. Replacement boiler installed in 2025.

Energy Performance Rating: C (74)

Average Heating & Lighting Costs: Approx £920 per annum.\*

Council Tax: Band A (£1,590.95).

Broadband: Standard up to 4 Mbps, Superfast up to 80 Mbps and Ultrafast broadband available up to 1,800 Mbps (1.8 Gbps).†

School Catchment: Cobholm Primary Academy and Cliff Park Ormiston Academy.



Kitchen

#### Additional Information:

The property is subject to a Housing Act 2004 Improvement Notice relating principally to damp remediation and certain internal repairs. Copies of the notice are available upon request.

The asking price reflects the works required and the property is considered likely to appeal to investors and buyers seeking a refurbishment project.

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.

#### 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.



Rear courtyard



Living room



Hallway, and living room



Shower room



Alternate view of shower room



Dining room



Front bedroom



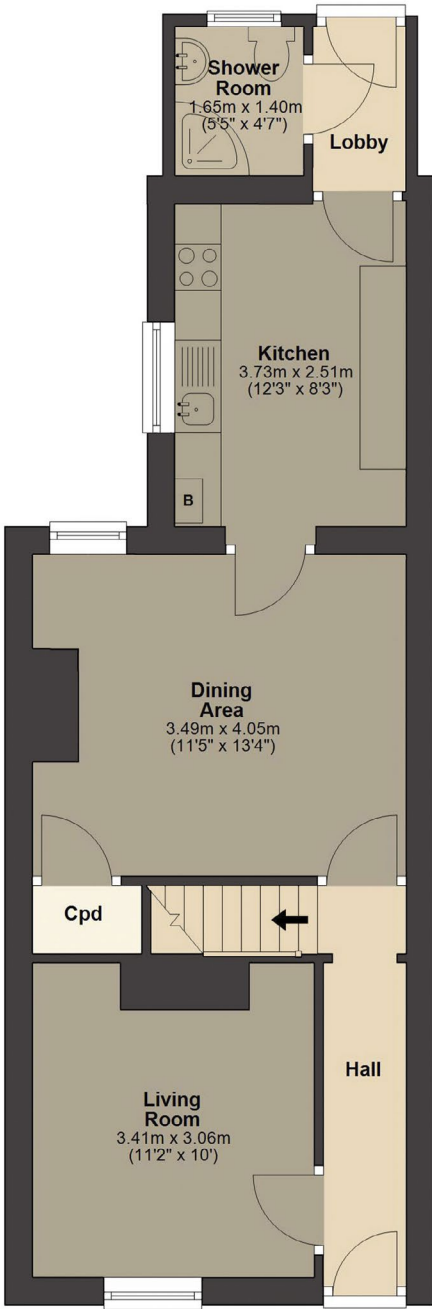
Middle bedroom



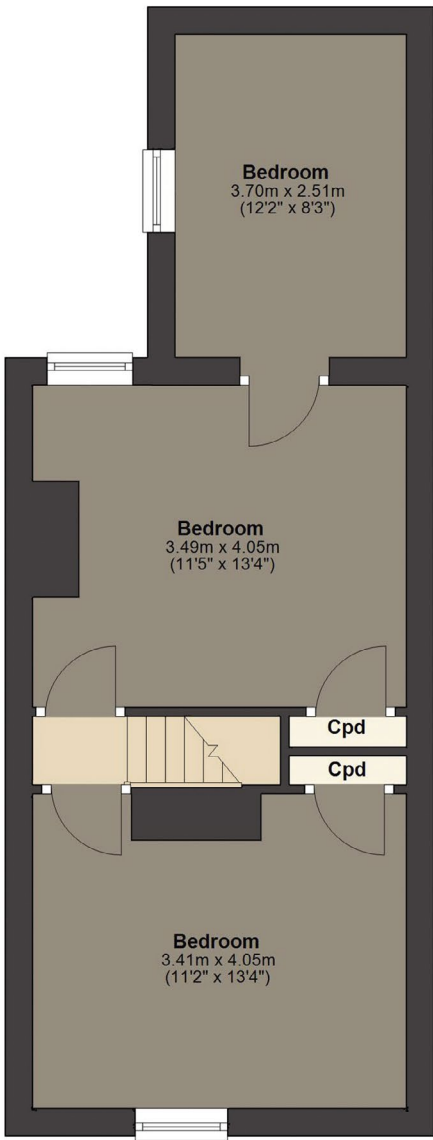
Rear garden



Street view



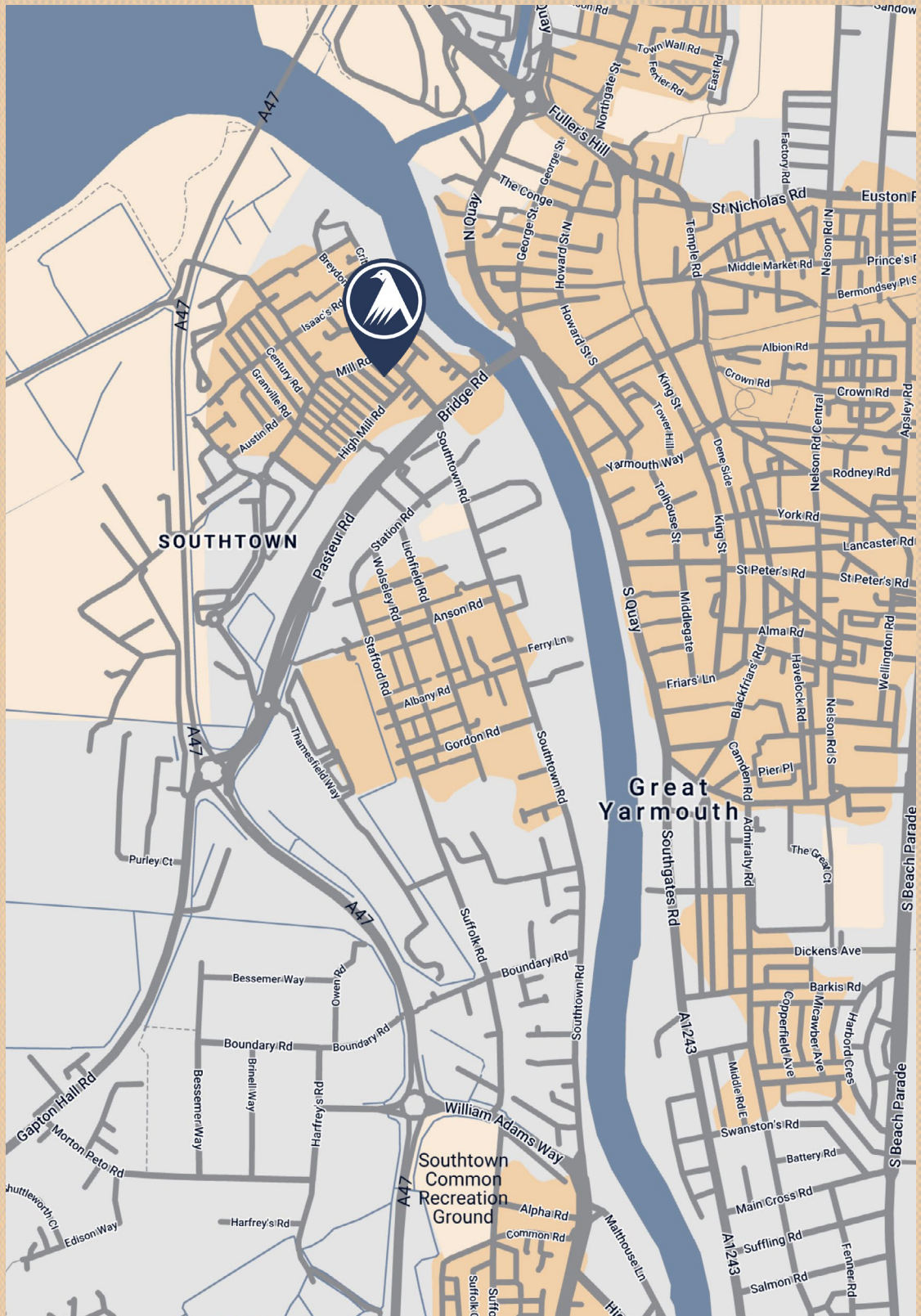
Ground Floor  
Approx. 45.7 sq. metres (492.3 sq. feet)



First Floor  
Approx. 41.3 sq. metres (444.4 sq. feet)

Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7411



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