



84 Granville Road

Cobholm, Great Yarmouth, NR31 0BY

OIRO £100,000 Freehold

EPC Rating D

Bycroft Estate Agents are delighted to offer this **CHAIN FREE**, three bedroom, mid terraced house in need of some renovation and refurbishment. Property benefits from gas central heating and upvc double glazed windows and doors. The accommodation comprises entrance hall, lounge/diner, kitchen, ground floor wetroom, three bedrooms, front forecourt, enclosed rear yard.

ENTRANCE HALL

upvc door; door into:

LOUNGE/DINER

26' 2" x 11' 7" (7.98m x 3.53m) including stairs to first floor; windows to front and rear aspect; two radiators; sliding door through to:

KITCHEN

13' 0" x 7' 0" (3.96m x 2.13m) worktops with a range of base cupboards and drawers; space and plumbing for washing machine and tumble dryer; one bowl sink; space for upright fridge freezer; wall units; Alpha E-tec 28 gas boiler; side window; radiator; door to:

REAR HALL

with upvc door to rear garden; door to:

GROUND FLOOR WETROOM

wc; pedestal wash hand basin; shower area with soakaway drainage; Triton T-80i electric shower; frosted double glazed window; radiator; extractor fan.

LANDING

access to roof space.

BEDROOM 1

11' 8" max x 11' 7" (3.56m x 3.53m) window to front aspect; radiator; door into:

BEDROOM 2

11' 4" x 8' 5" (3.45m x 2.57m) plus recess window to rear aspect; radiator; door into:

BEDROOM 3

13' 0" max x 7' 0" (3.96m x 2.13m) side window.

OUTSIDE

To the front of the property is a front forecourt with low brick walling. To the rear of the property is an enclosed rear yard with gate providing pedestrian access.

COUNCIL TAX

This property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the selling agents **BYCROFT ESTATE AGENTS**. Tel. 01493 664000.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements