



16 Olive Road
Cobholm
Great Yarmouth
NR31 0BH

Asking Price Of **£165,000**
Freehold

Spacious Semi Detached House
Three Double Bedrooms
Useful Attic Room
Gas Central Heating
Double Glazed Windows
Central Location
Offered CHAIN FREE





Bycroft Estate Agents are pleased to offer this spacious three bedroom (plus useful attic room), semi detached house conveniently situated in this central location close to shops, amenities as well as walking distance to Great Yarmouth main town shopping areas. The property is offered CHAIN FREE, the accommodation comprises of entrance vestibule, spacious entrance hall, lounge, kitchen/diner, landing, three double bedrooms, spacious bathroom, useful attic room, front and rear gardens, gas central heating, double glazed windows.

UPVC door, frosted double glazed side panels, into entrance vestibule, door into:

ENTRANCE HALL

stairs to first floor, radiator, built in sliding glass door display cabinet with shelving.

LOUNGE

14' 3" x 11' 7" (4.34m x 3.53m) plus recess, window to front aspect, radiator, electric fire.



KITCHEN/DINER

20' 1" x 11' 0" (6.12m x 3.35m) maximum, 'L' shaped worktop with a range of base cupboards and drawers including built in oven with four ring gas hob, space and plumbing for dishwasher and upright fridge freezer, end shelf display units, range of wall units, concealed light and extractor, one and a half bowl sink with mixer tap, window and sliding patio doors to the rear garden, radiator.

FIRST FLOOR LANDING

stairs to:

BEDROOM 1

12' 0" x 9' 9" (3.66m x 2.97m) window to front aspect, radiator.

BEDROOM 2

11' 0" x 9' 9" (3.35m x 2.97m) maximum, including built in double wardrobe, window to rear aspect, radiator.

BEDROOM 3

10' 0" x 9' 0" (3.05m x 2.74m) window to front aspect, radiator plus built in double wardrobe cupboards.

BATHROOM

pedestal wash hand basin, shower cubicle with Mira electric shower fittings, corner bath with mixer taps, shower attachment, w.c, utility cupboard with space and plumbing for washing machine and tumble dryer, frosted double glazed window, radiator, downlights.

ATTIC ROOM

19' 11" x 11' 2" (6.07m x 3.4m) sloping ceiling, with a maximum height of 7' 0", side window, radiator, eves storage cupboards.

OUTSIDE

to the front of the property, a front garden with low brick walling, wrought iron gate, pathway to front door, shingled areas with shrubs, plants and flowers, to the rear of the property a low maintenance enclosed rear garden with pavier patio area, gate providing pedestrian access, covered patio area with shrubs, plants and climbers, lighting, cold tap.

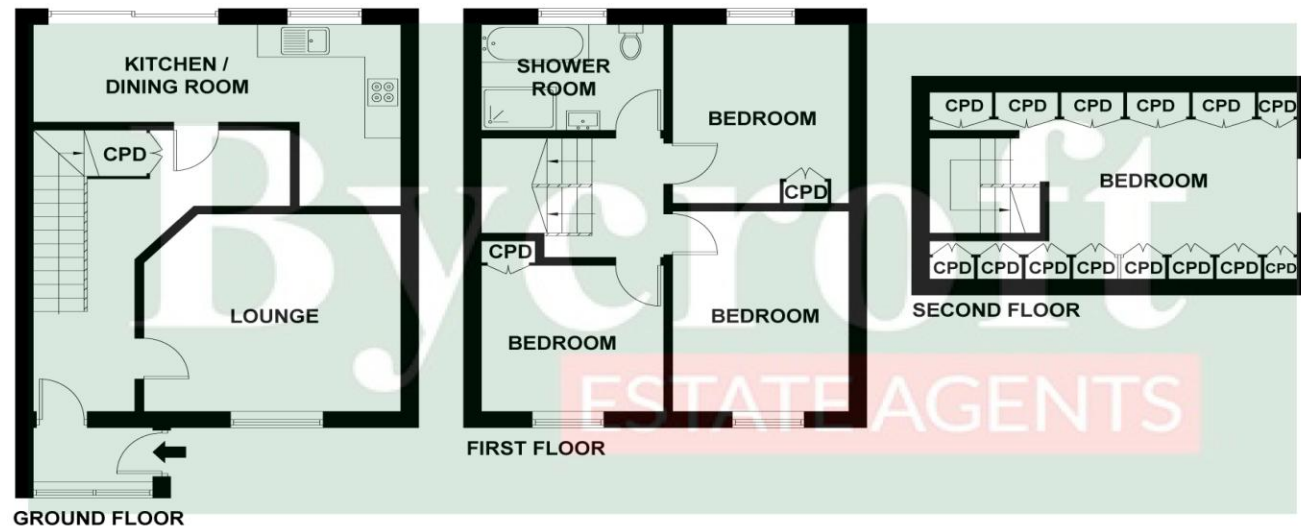
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
A
D



Gorleston
6 Baker Street
Gorleston
Norfolk
NR31 6QT

Contact
01493 664000
gorleston@bycroftestateagents.co.uk
www.bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.