

LARKES

WINIFRED ROAD
COBHOLM
GREAT YARMOUTH
NR31 0BL

£100,000 Freehold



DESCRIPTION

This deceptively spacious Victorian terrace is in great condition, its conveniently located with easy access to the town centre, and there's a selection of schools and colleges within an easy walk.

The accommodation offers two large reception rooms, a modern kitchen with rear porch/utility area and a large store cupboard. On the first floor there are three bedrooms (the third bedroom is accessed through the adjoining room), and to the rear a generous family bathroom comprising a white suite with pedestal wash basin, close coupled WC, and panel bath with shower unit, vinyl flooring, part tiled walls, and airing cupboard housing the gas combination boiler.

Outside there is a walled front yard with hand gate entrance, and to the rear a walled courtyard and bin storage area.

The property has gas central heating and uPVC double glazing.

Please see the floor plan for room dimensions and layout.

LOCATION

Winifred Road is a pedestrian residential street in Cobholm, Great Yarmouth. The area benefits from being within walking distance of schools, supermarkets, convenience stores, and medical practice/pharmacy.

SERVICES

Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

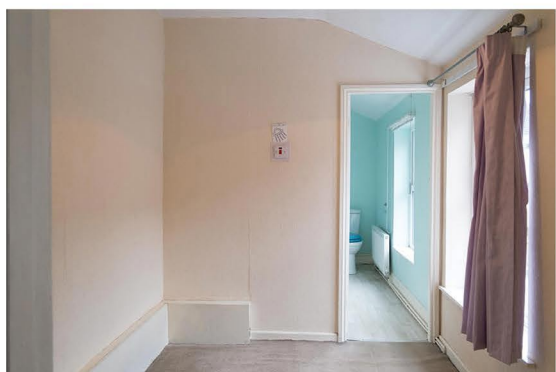
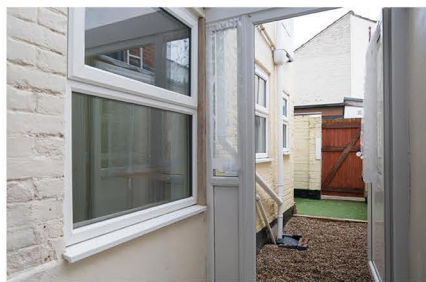
Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

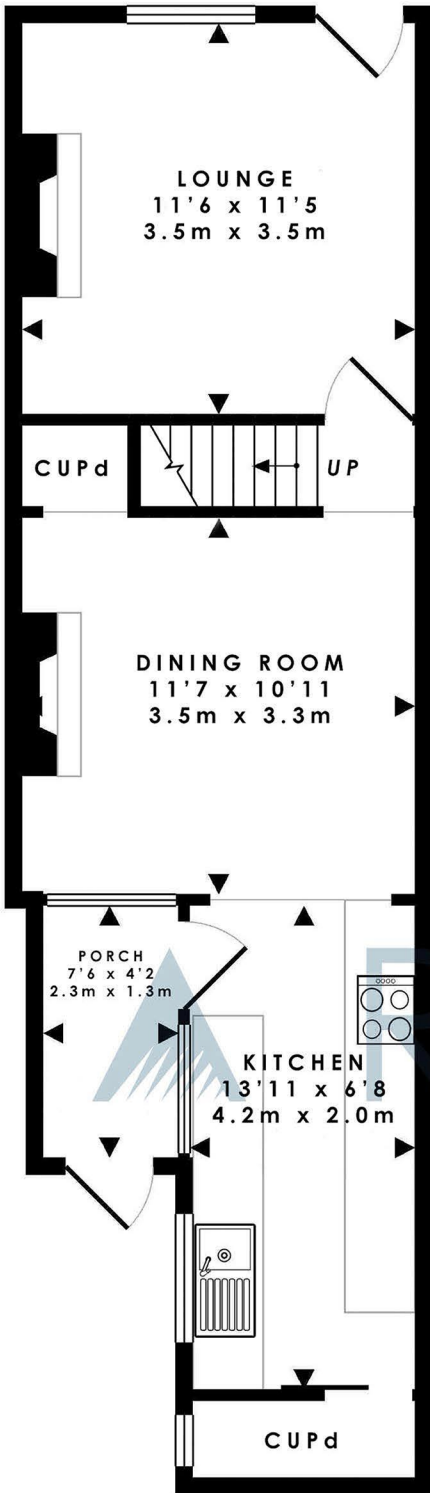
ENERGY EFFICIENCY

The property has been assessed as having an energy efficiency rating of E51 with a potential rating of D63. The full certificate is available on request.

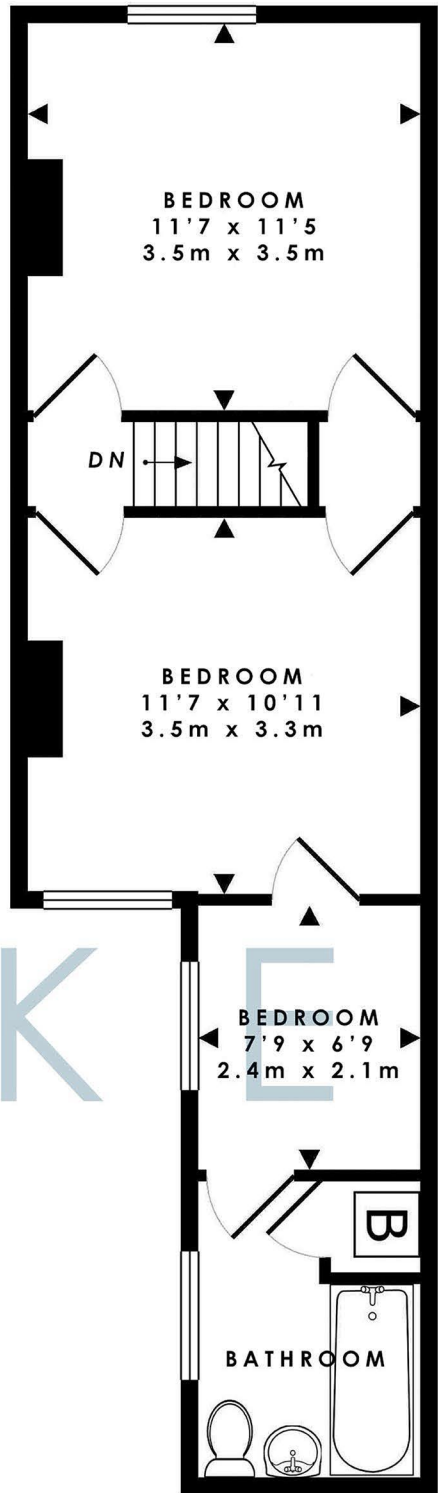


Clockwise from right:
 Kitchen, Lounge, Front Bedroom, Rear
 Bedroom, View from rear porch into the
 Yard, Family Bathroom, and Middle
 Bedroom





GROUND FLOOR
APPROX AREA
429 Sq Ft (39.8 Sq M)



FIRST FLOOR
APPROX AREA
389 Sq Ft (36.1 Sq M)

TOTAL APPROX FLOOR AREA 818 Sq Ft (76.0 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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