



## 10 Cobbs Place

Great Yarmouth NR30 2EE

£115,000



Aldreds are pleased to offer this well presented end terraced house in a convenient location for the main town centre. The property offers roomy accommodation comprising of lounge, re-fitted kitchen with built in appliances, rear lobby, ground floor bathroom, small landing, three bedrooms, rear courtyard. The property also benefits from gas fired central heating and replacement double glazed windows. An early viewing is recommended,



### Kitchen 12'8" x 10'10" (3.88 x 3.32)

Including the staircase to first floor, part double glazed pvc entrance door, re-fitted kitchen with grey shaker style wall and matching base units with roll top work surface over, built in electric oven and four ring gas hob over, fitted extractor hood, single drainer stainless steel sink unit, patterned tiled walls, space and plumbing for washing machine, double glazed window to rear, wood effect laminate flooring, radiator, open access to:

### Lounge 12'0" x 11'3" (3.67 x 3.45)

Including the chimney breast with tiled fireplace, tv point, double glazed window to front aspect, radiator, wood effect laminate flooring.

### Rear Lobby

Part double glazed rear entrance door, radiator, door to:

### Bathroom

Replacement white suite with panel bath, pedestal wash basin, low level wc, sparkle aqua boarded walls, radiator, frosted double glazed window to rear aspect, tiled flooring.

### First Floor Landing

Doors leading off to:

### Bedroom 1 11'8" x 11'4" (3.57 x 3.47)

Access to the loft space, double glazed window to front aspect, radiator.

### Bedroom 2 10'9" x 10'0" (3.29 x 3.06)

Plus over stairs cupboard, radiator, double glazed window to rear aspect, door to:

### Bedroom 3 10'10" x 5'5" (3.31 x 1.66)

Including the boiler cupboard housing the gas fired combination boiler, radiator, double glazed window to rear aspect.

### Outside

To the rear of the property is a useful store and small concrete courtyard with a timber hand gate on to a service passage.

### Agents Note

The photos provided are taken when a previous tenant was in occupation and are for indicative purposes only. The main fabric and fittings of the house remain the same. The property will be sold with vacant possession.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - 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

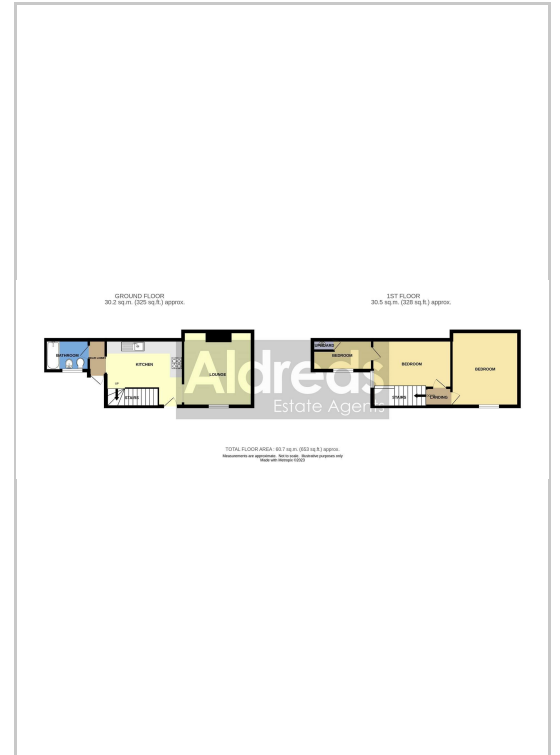
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, turn right into Silk Mill Road and after a short distance bear right in to Northmarket Road and follow the road around the bend and into Middle Market Road, take the next left into Cobbs Place.

Ref: Y11910/10/23/CF

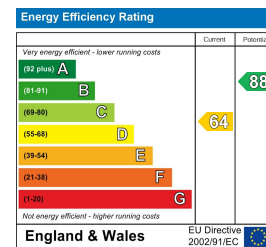
## Area Map



## Floor Plans



## Energy Efficiency Graph



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