



9/11 Tolhouse Street, Great Yarmouth, NR30 2SQ

£395,000





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# 9/11 Tolhouse Street

## Great Yarmouth NR30 2SQ

- Highly Individual Grade II Listed Property
- Five Bedroom Living Space Over Two Floors
- Shop Frontage And Store
- Gas Central Heating
- One For The Discerning Purchaser
- Flexible Accommodation
- Additional Ground Floor Holiday Let Apartment
- Well Maintained Sash Windows
- Tastefully Restored With Many Original Features
- Viewing Highly Recommended

Aldreds are delighted to present this truly unique and beautifully presented end-of-terrace Grade II Listed Georgian property. Situated in a convenient location close to the town centre, the river, and many of the area's historic buildings and boasting exceptionally flexible accommodation, the property offers no fewer than five bedrooms, alongside two highly valuable additional spaces, a striking commercial shop front and self-contained ground-floor apartment, both offering excellent potential for additional income. Inside, the home is brimming with original features that add immense charm and character. The main living space begins with an inviting entrance hall, highlighted by a feature fanlight window and a spacious, well-lit walk-in storage cupboard beneath the stairs. The staircase then leads to the first-floor landing, which opens to a generous lounge, with an amazing Original feature fire place, in the kitchen a brand-new fitted kitchen, a contemporary family bathroom, and separate WC. The five bedrooms are arranged across the first and second floors, offering ample room for family or guests. Alongside the main home, the ground-floor apartment includes its own bedroom, living room, modern kitchen, and shower room, ideal for a dependent relative, guest accommodation, or rental income. The prominent shop front comprises two versatile rooms plus kitchen area and cellar. As a Grade II Listed building, no business rates are payable while the premises remain vacant. To the rear, a private courtyard garden provides a peaceful outdoor space, complete with a convenient external WC. The property is ready to move straight into, having been freshly decorated throughout and fitted with new carpets in every room. Heating is provided by two modern, highly efficient gas combi boilers, installed in 2023, with full CP12 certification and annual servicing records. A property of such character, size, and versatility rarely comes to the market. Early viewing recommended.



### Main House

#### Entrance Hall

Wood panelled entrance door, stairs to first floor with under stairs storage cupboard, part glazed door to rear courtyard, radiator, part panelled walls, gas and electric meter cupboards, doors leading off to apartment and into shop premises.

#### First Floor Landing

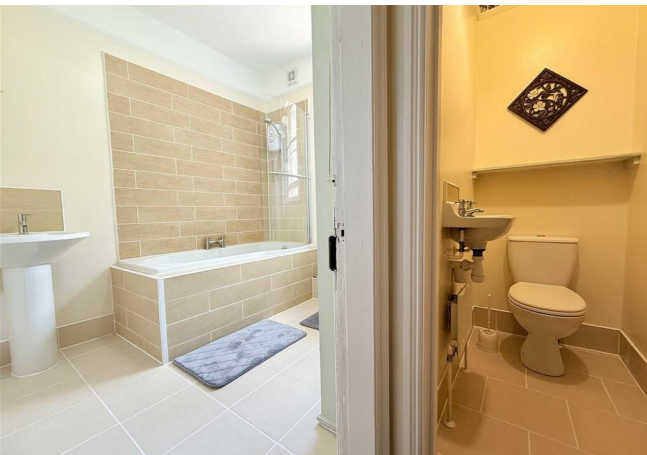
Sash window to front aspect, new fitted carpet, radiator, stairs to second floor, doors leading off to:

#### Lounge 13'11" x 12'10" (4.26 x 3.92)

Sash window to front aspect, radiator, new fitted carpet, original features including an ornate cast iron fireplace.

#### Kitchen 12'0" x 9'1" (3.67 x 2.77)

New fitted kitchen with white gloss wall and matching handleless base units with wood effect work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, built in electric oven, four ring gas hob and extraction over, part tiled walls, New sash window to rear, built in storage cupboard.





### Bathroom 8'7" x 7'7" (2.63 x 2.32)

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, fitted storage unit, tiled flooring, part tiled walls, extractor fan, frosted sash window, radiator.

### Separate Wc

Tiled flooring, radiator, low level wc, extractor fan, wash basin.

### Bedroom 2 11'10" x 11'2" (3.62 x 3.41)

Including the ornate cast iron fireplace and original features, new fitted carpet, new sash window to rear aspect.

### Bedroom 1 12'10" x 11'0" (3.92 x 3.37)

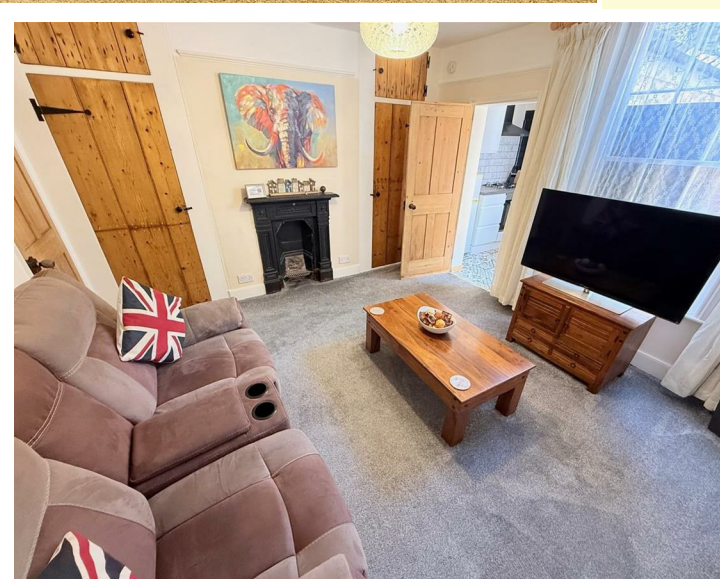
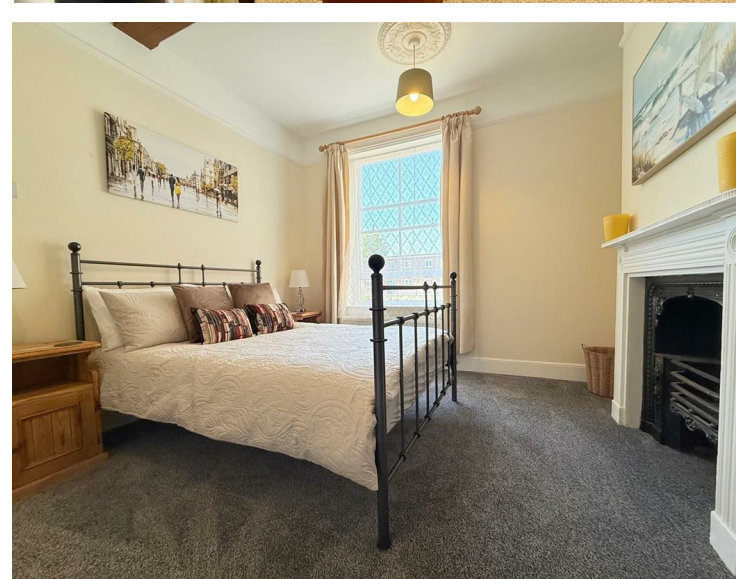
Including the ornate cast iron fireplace with patterned tiled slips, radiator, tv point, alcove lighting, new sash window to front aspect, new fitted carpet.

### Second Floor Landing

Access to the loft space, new fitted carpet, doors leading off to:

### Bedroom 3 13'6" x 10'7" (4.12 x 3.25)

Plus the chimney breast with an ornate cast iron fireplace, oak surround and original features, new fitted carpet, radiator, new sash window to front aspect, door to:



### Walk In Wardrobe/Dressing Room 12'11" x 10'6" (3.94 x 3.21)

With restricted headroom, original revealed beams, lighting, new fitted carpet.

### Bedroom 4 10'7" x 13'2" (3.23 x 4.03)

Plus the chimney breast with an ornate cast iron fireplace, oak surround and original features, new fitted carpet, radiator, new sash window to front aspect, door to:

### Walk In Wardrobe/Dressing Room 12'11" x 10'6" (3.94 x 3.21)

With restricted headroom, original revealed beams, lighting, new fitted carpet, storage recess.

### Bedroom 5 8'4" maximum x 7'3" maximum (2.55 maximum x 2.22 maximum)

Was formerly used as a kitchen with plumbing for washing machine, electric cooker point, radiator, new sash window to front aspect, new fitted carpet.

### Outside

To the rear is a low maintenance courtyard which is enclosed by high original boundary wall and laid with a resin bound surface. There is a gated access to a rear service passageway and useful brick store.

### Apartment

### Bedroom 13'1" x 12'5" (4.00 x 3.80)

Including the chimney breast with an ornate cast iron fireplace and original features, two radiators, single glazed windows and door to front aspect (door is currently sealed off), fitted carpet, door to:

### Living Room 12'1" x 12'0" (3.69 x 3.66)

Plus the chimney breast with an ornate cast iron fireplace, two adjacent built in storage cupboards and original features, radiator, television point, fitted carpet, new sash window to rear aspect, door to:

### Kitchen 6'9" x 6'3" (2.06 x 1.93)

Fitted kitchen with white gloss finish wall and matching base units with wood effect work surfaces over, single drainer stainless steel sink unit, recesses with a washing machine and fridge/freezer, part tiled walls, tiled flooring, built in electric oven, four ring gas hob and extractor hood over, window and part glazed door to rear courtyard, sliding door to:

### Shower Room 6'2" x 2'11" (1.88 x 0.89)

Plus recess with a built in vanity unit and wash basin, tiled shower area with electric shower fitting, low level wc, extractor fan, spot lighting, chrome towel rail/radiator.

### Shop Premises 13'5" x 10'11" (4.10 x 3.33)

With glazed corner shop frontage and separate entrance door, chimney breast, radiator, wood effect laminate flooring, door to:

### Store/Work Room 12'6" x 10'8" (3.83 x 3.26)

Including the chimney breast, radiator, new sash window to rear aspect, concealed unused stairwell with under stairs cupboard, additional cupboard, decorative wood feature walls, access to:

### Basement Cellar

Covering the area below the store/work room and rear entrance hall with power and lighting and additional rear storage space.

### Kitchen Area 6'11" x 6'6" (2.11 x 1.99)

Fitted work surface with inset sinks and storage space below, storage units, tiled floor, part tiled walls, wood panelled door to rear courtyard.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage. Both the apartment and main property have individual boilers but the main services are jointly connected.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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

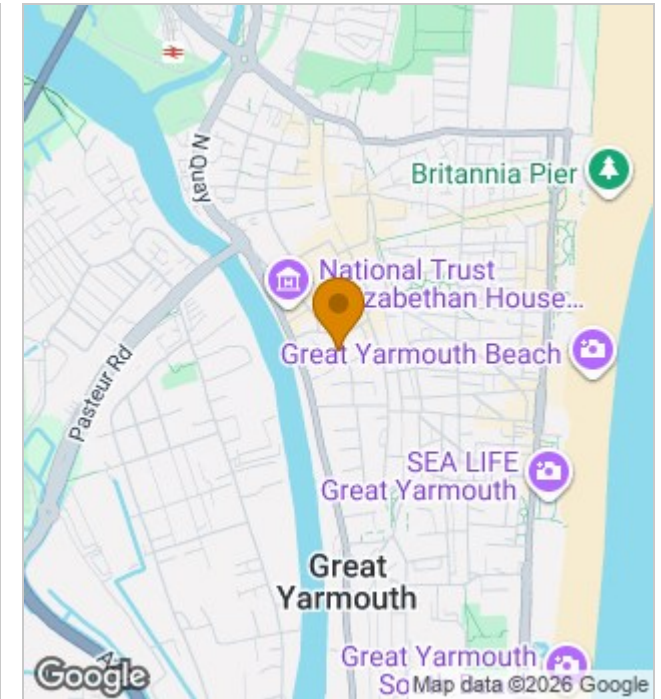
From the Yarmouth office head south along South Quay, turn left into Nottingham Way and after a couple of hundred yards turn left in to Tolhouse Street.

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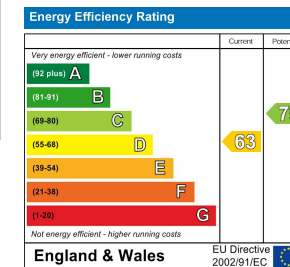
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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