

**Aldreds**  
Estate Agents

10 Tyrolean Square  
, Great Yarmouth, NR31 0AW

£125,000



## 10 Tyrolean Square

, Great Yarmouth, NR31 0AW

Sitting in Cobholm, we offer this spacious two bedroom end terrace house with garden. On the ground floor there is an entrance hall, lounge/diner and a kitchen. The first floor offers two bedrooms and a shower room off landing. Gas central heating and double glazing

### Entrance Hall

Stairs to landing, door to front, radiator

### Lounge/Diner

21'6" max x 11'8" max 8'11" min (6.56 max x 3.56 max 2.74 min)

Double glazed window to front aspect, double glazed window to rear aspect, radiator

### Kitchen

10'11" x 8'3" (3.34 x 2.54)

Base & wall units with worktops, gas cooker point, plumbing for washing machine, sink with drainer, door to rear, double glazed window to rear aspect, wall mounted gas boiler, part tiled walls

### Landing

Storage cupboard

### Bedroom 1

17'0" x 9'2" max (5.2 x 2.81 max )

Double glazed window to front aspect, radiator

### Bedroom 2

12'4" x 9'10" (3.77 x 3.02)

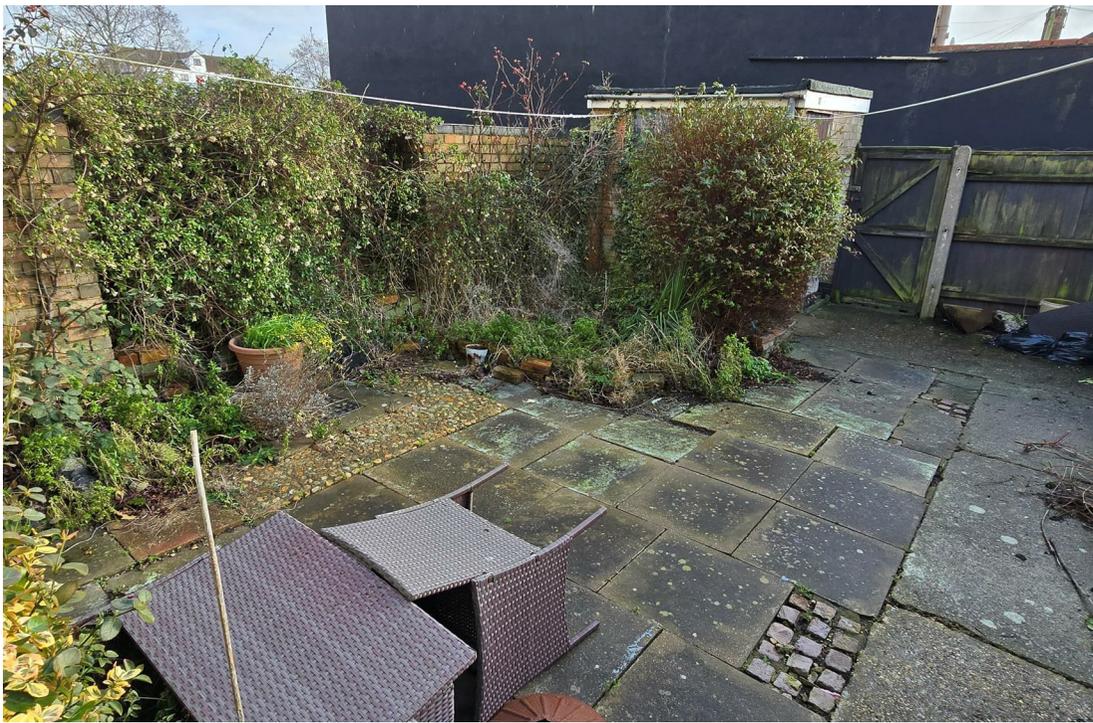
Double glazed window to rear aspect, radiator

### Shower Room

7'6" x 5'6" (2.31 x 1.7)

Flat floor shower, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail





### Outside

Front garden with steps up to front door. To the rear there is a paved garden with bushes & shrubs, brick shed

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band A

### Location

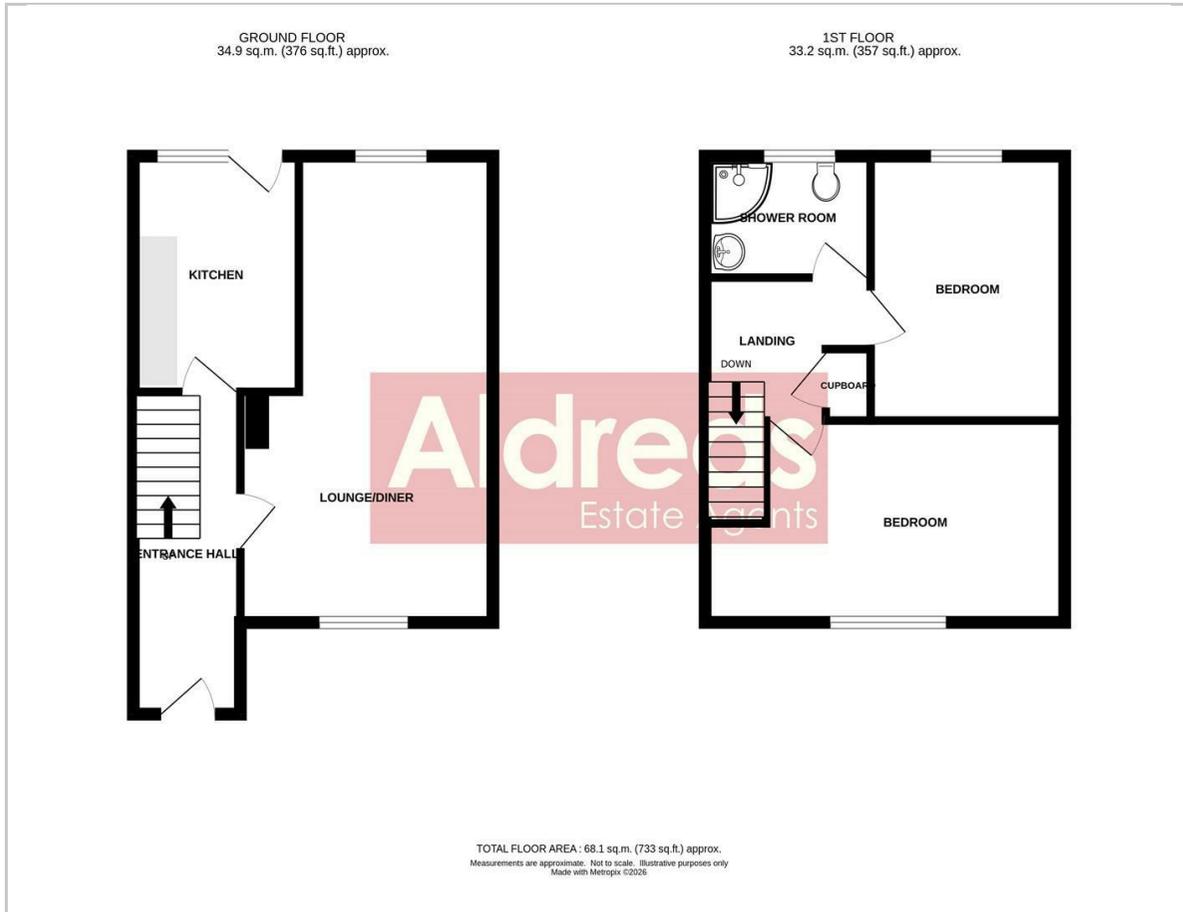
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

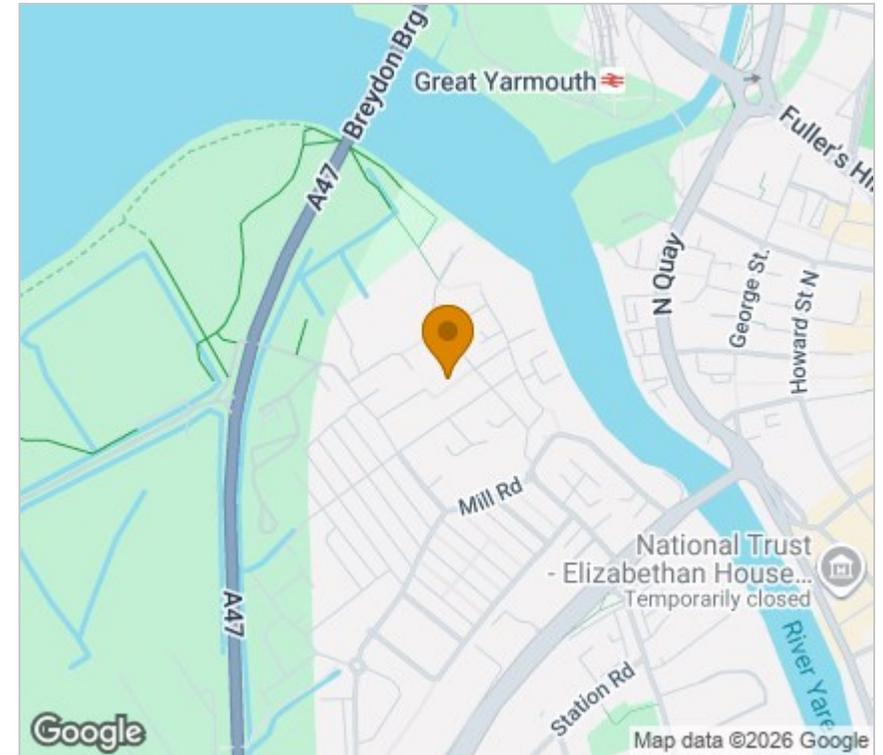
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn right and bear left into Breydon Road, Tyrolean Square can be found on the left and the property on the left hand side.

Ref Y12605/01/26

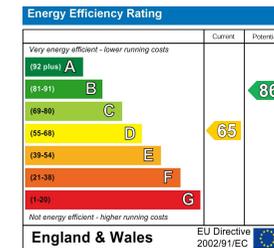
## Floor Plan



## Area Map



## Energy Efficiency 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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