

FREEHOLD



House - End Terrace

# TOLHOUSE STREET, GREAT YARMOUTH NR30 2SQ

Price Guide

£125,000

## FEATURES

- No Chain
- Three Double Bedrooms
- Walking Distance to Town Centre
- Awaiting EPC
- Victorian Terrace
- Three Piece Toilet Suite With An Additional Toilet
- Council Tax Band A



# 3 Bedroom House - End Terrace located in Great Yarmouth

\*Guide Price £125,000 -£150,000\* Step inside this Victorian gem and be greeted by a warm and inviting atmosphere. The property features three double bedrooms, offering ample space for relaxation and rest. The recently decorated interiors add a modern touch while still retaining the classic Victorian charm.

Located within walking distance to the town centre, beach, and transport links, this property offers convenience at your doorstep. Whether you fancy a leisurely stroll along the beach or a day of shopping in the town centre.

The property also includes a three-piece bathroom suite and an additional toilet for added convenience. The rear courtyard provides a private outdoor space where you can unwind and enjoy some fresh air.

Don't miss the opportunity to make this Victorian terraced property your new home. With its ideal location and charming features, this property is sure to capture your heart. Book a viewing today and experience the beauty and comfort this home has to offer.

## Living Room

11'9" x 10'9"

Wooden Sash window to the front aspect, feature cast iron fireplace, radiator and carpet to floor.

## Kitchen

11'5" x 11'9"

Wooden door to the side aspect to enter the property, second wooden door with glass panel to the rear aspect leading into courtyard. Single glazed window, range on base and wall units, stainless steel sink basin with drainer and mixer tap. Electric oven with gas hob. Access to living room, cellar and stairway to first floor.

## Cellar

12'9" x 10'9"

Fitted units, radiator and carpet to floor.

## Bedroom 1

11'5" x 13'5"

Sash window to the front aspect, cast iron feature fireplace, radiator and carpet to floor.

## Bathroom

7'2" x 5'6"

Cast Iron feature fireplace, stand alone sink basin with splash back. WC, panel bath with electric shower and splash back.

## WC

## Bedroom 2

11'5" x 12'5"

Single glazed window to the front aspect, cast iron feature fireplace, radiator and carpet to floor.

## Bedroom 3

single glazed window to the side aspect, radiator and carpet to floor.

## Courtyard



### Living Room

11'9" x 10'9"

Wooden Sash window to the front aspect, feature cast iron fireplace, radiator and carpet to floor.

### Kitchen

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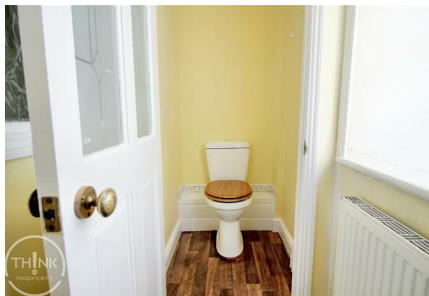
Cast Iron feature fireplace, stand alone sink basin with splash back. WC, panel bath with electric shower and splash back.

### WC

### Bedroom 2

11'5" x 12'5"

Single glazed window to the front aspect, cast iron feature fireplace, radiator and carpet to floor.







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### Bedroom 3

single glazed window to the side aspect, radiator and carpet to floor.

### Courtyard



Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

A



Energy Efficiency Rating

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 are advised to recheck the measurements.

