



## 33 Isaacs Road, Great Yarmouth

£130,000 Freehold

This charming Edwardian mid-terraced house, built in the early 1900s, offers two bedrooms and two reception rooms, providing plenty of space for both relaxation and entertaining. The property also boasts an enclosed rear garden, perfect for outdoor activities, along with a lean-to extension that creates a smooth transition between indoor and outdoor living. The freshly painted exterior adds to its kerb appeal. Conveniently located, the property enjoys easy access to local amenities.

Council Tax band: A

Tenure: Freehold

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### Location

Isaacs Road is located in a well-established area of Great Yarmouth, offering easy access to local amenities such as shops, schools, and healthcare services. Just a short distance from the town centre, residents can enjoy a variety of shops, restaurants, and leisure facilities. For outdoor enthusiasts, the nearby beach and scenic coastline provide an ideal setting for walks and relaxation. With great transport links, including bus routes and road connections, this location offers both convenience and the charm of coastal living.

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As you step through the porch, you are welcomed by a cosy lounge featuring a fireplace, creating the perfect spot to unwind and relax. Moving into the dining room, you'll find ample space, ideal for entertaining family and friends.

The kitchen is well-equipped with built-in cupboards and generous counter space, and a convenient door leads directly to the enclosed rear garden. Just off the kitchen, a lobby area includes a conveniently located WC for ease of use. French doors in the lean-to extension offer a seamless flow between the indoor and outdoor spaces, allowing you to enjoy fresh air and natural light.

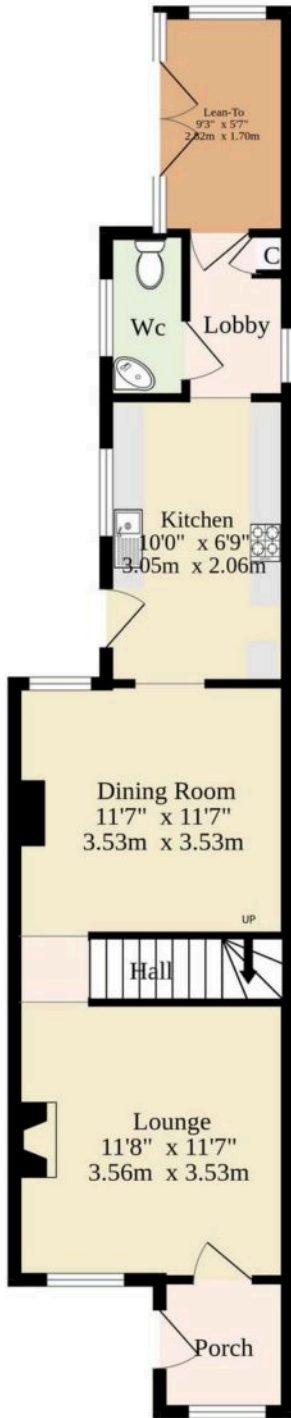
Upstairs, there are two well-sized bedrooms, each providing a peaceful retreat. One bedroom comes with built-in wardrobes, offering excellent storage space. The second bedroom features an ensuite with a bath and an overhead shower attachment for added comfort and convenience.

The property benefits from double glazing and radiator heating throughout, ensuring warmth and comfort year-round. With recently installed radiators and a new boiler, the home is energy-efficient.

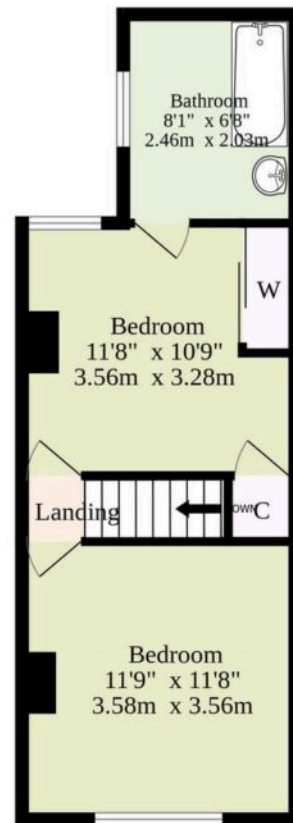
Outside, you'll find an enclosed rear garden, offering a private space for relaxation and outdoor activities. The garden is complete with a storage shed, perfect for keeping tools and equipment neatly stored.



Ground Floor  
448 sq.ft. (41.6 sq.m.) approx.



1st Floor  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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