



9 Almond Road, Gorleston  
£200,000



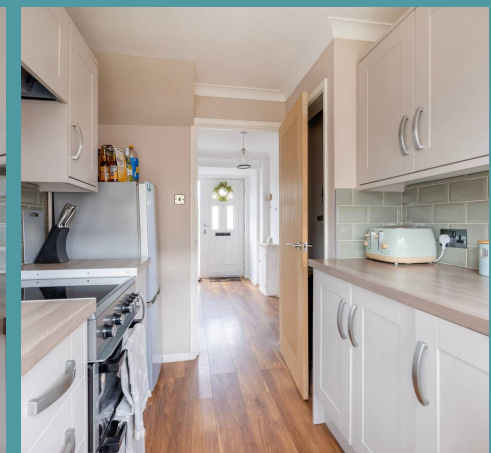
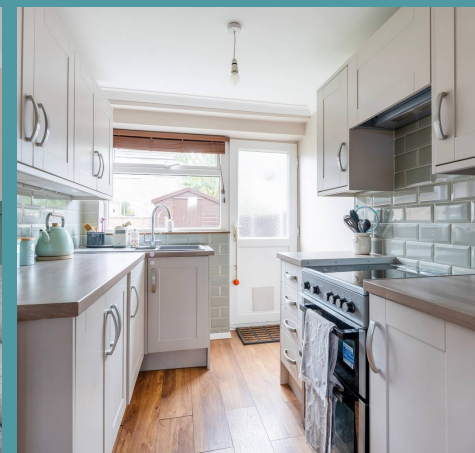
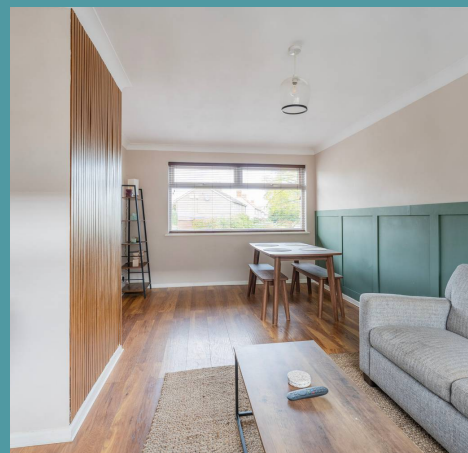
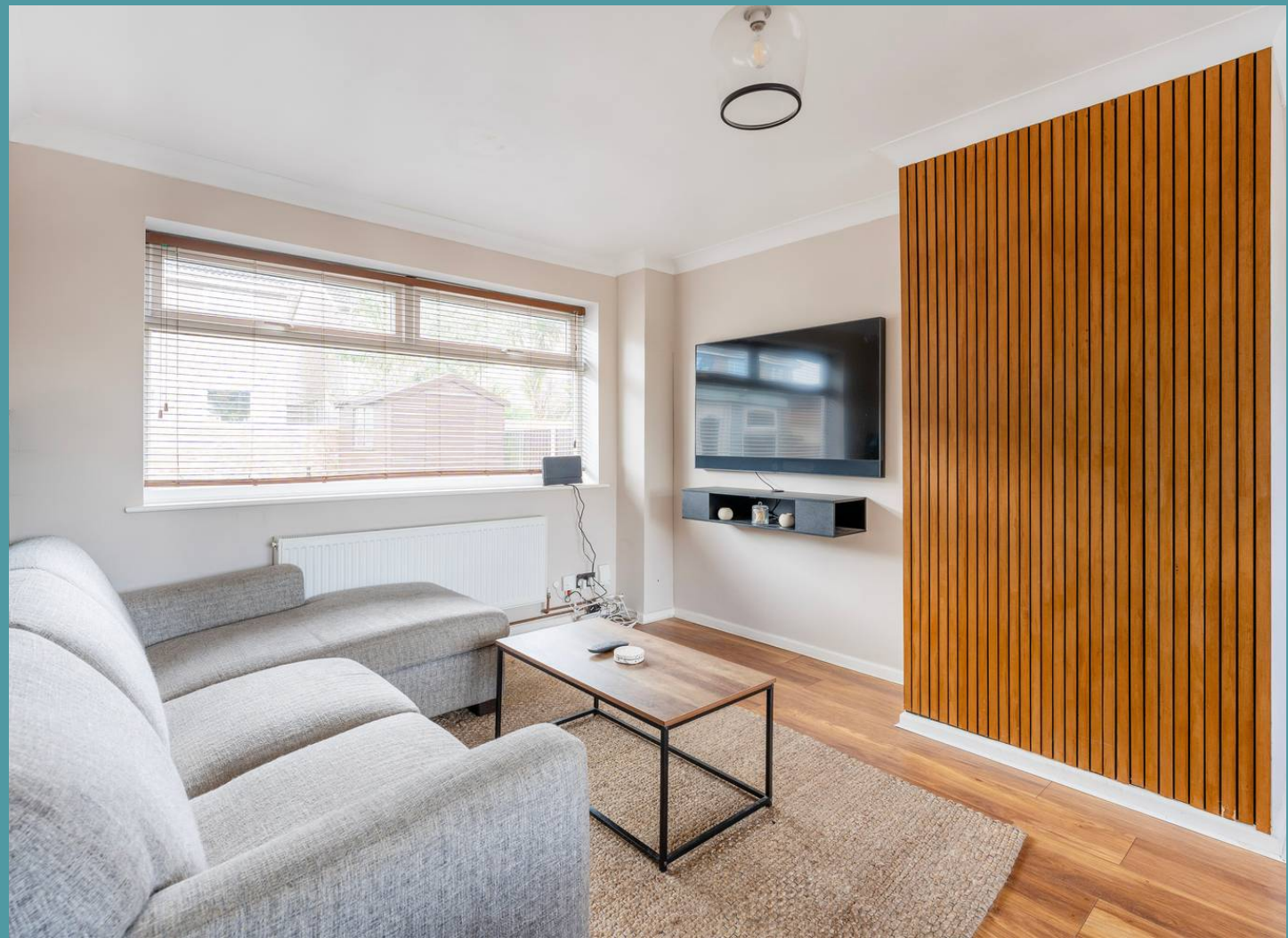
# 9 Almond Road

Gorleston, Great Yarmouth

This charming semi-detached residence presents an excellent opportunity for those seeking a delightful home, with a chain-free status. This property offers a versatile and comfortable living space that is perfect for first time buyers or a small family. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

Gorleston is a coastal town situated in Norfolk, England, just south of Great Yarmouth. The town lies at the mouth of the River Yare, with its expansive sandy beach and dramatic cliffs drawing both locals and visitors throughout the year. Gorleston's seafront offers traditional seaside charm, with a promenade lined with cafes, beach huts, and amenities, providing a perfect spot for leisurely walks or family outings. The town is also home to a working harbor, adding to its maritime atmosphere. Its blend of natural beauty, history, and seaside appeal makes Gorleston a popular destination on the Norfolk coast.







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Gorleston, Great Yarmouth

Upon entry, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is an inviting sitting room, where its warm ambiance and an abundance of natural light captures your attention. This welcoming space is ideal for relaxation and entertaining guests. The well-equipped kitchen provides a practical area to be able to cook your favourite meals, ensuring convenience and functionality in meal preparation.

Upstairs, the property boasts two bedrooms, each thoughtfully designed to offer comfort and privacy. The bathroom completes the upper floor, accommodating all residents in the household.

Outside, a well-maintained south-facing garden awaits, providing a wonderful space for outdoor activities and relaxation. Complemented by a decked terrace for your outdoor furniture and a wooden storage shed. It is fully enclosed so you can enjoy in seclusion. Furthermore, a driveway offers off-road parking, adding to the convenience of this property. Featuring a garage conversion, presently utilised as an at-home office and storage area, with flexibility to meet your requirements.







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Gorleston, Great Yarmouth

### AGENTS NOTES

We understand that this property is leasehold, with 900+ years left on the lease.

Ground rent - £15.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

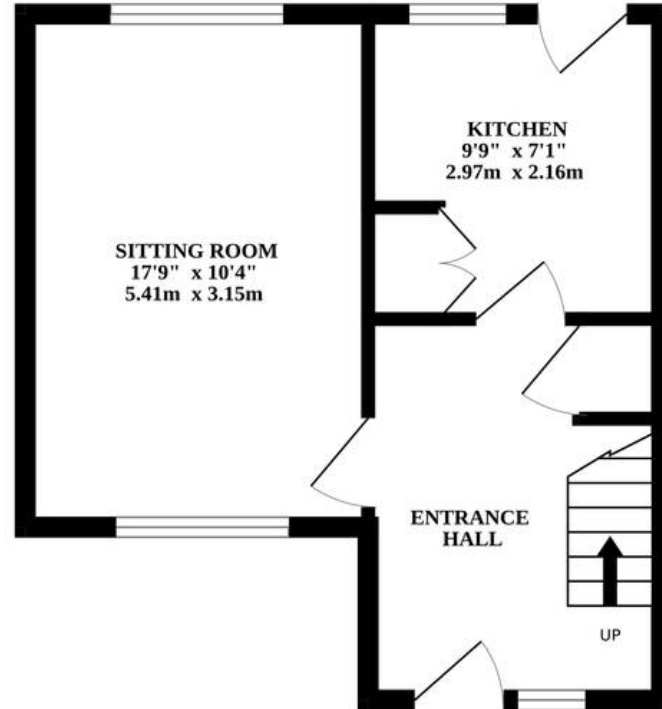
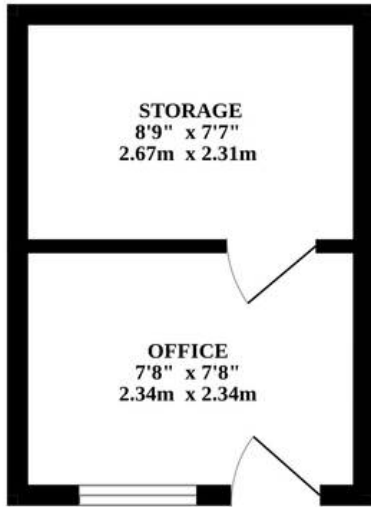
Council Tax Band: B

- SEMI-DETACHED RESIDENCE - CHAIN FREE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- COMFORTABLE SITTING ROOM - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- WELL-EQUIPPED KITCHEN
- TWO BEDROOMS & A BATHROOM
- WELL-MAINTAINED SOUTH-FACING GARDEN - FULLY ENCLOSED FOR PRIVACY
- GARAGE CONVERSION CURRENTLY USED AS AN AT-HOME OFFICE & STORAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

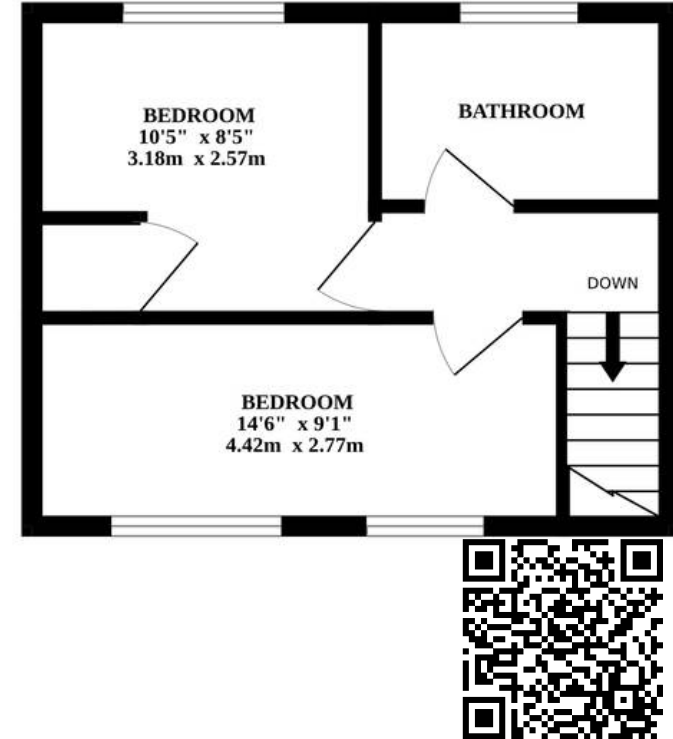




GROUND FLOOR



1ST FLOOR



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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