



34 Nile Road, Gorleston

£170,000 Freehold

GUIDE PRICE: £170,000-£180,000. Nestled within a sought-after area, this end-terrace residence presents an exceptional opportunity for those seeking a perfect first-time home or savvy investment purchase. Lovingly maintained and tastefully decorated throughout, this two-bedroom terraced house boasts a contemporary interior that is sure to impress even the most discerning of buyers. Don't miss the chance to make this residence your own.

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LOCATION

Nile Road is nestled in the charming coastal town of Gorleston, renowned for its picturesque landscapes and rich maritime history. Situated in the county of Norfolk, England, Nile Road offers a blend of residential tranquility and convenient accessibility. Residents and visitors alike are treated to a tapestry of amenities, from quaint local shops and eateries to verdant parks and scenic coastal walks. The area's architectural charm is evident in its mix of period homes and contemporary residences, reflecting a harmonious blend of the old and the new. Furthermore, Nile Road benefits from its proximity to Gorleston's bustling town centre, renowned



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NILE ROAD

Upon entering, you are greeted by a comfortable sitting room that is filled with an abundance of natural light, creating a welcoming atmosphere for relaxing or entertaining guests. The well-equipped kitchen/diner provides a focal point for daily living, complete with modern amenities that cater to all your culinary needs. A convenient utility room adjacent to the kitchen ensures practicality and efficiency in managing household tasks, suitable for your laundry essentials.

Ascending the stairs, you will find two generously proportioned double bedrooms, offering ample space for rest and relaxation. A modern bathroom completes the upper level, featuring sleek fixtures and fittings for a touch of luxury.

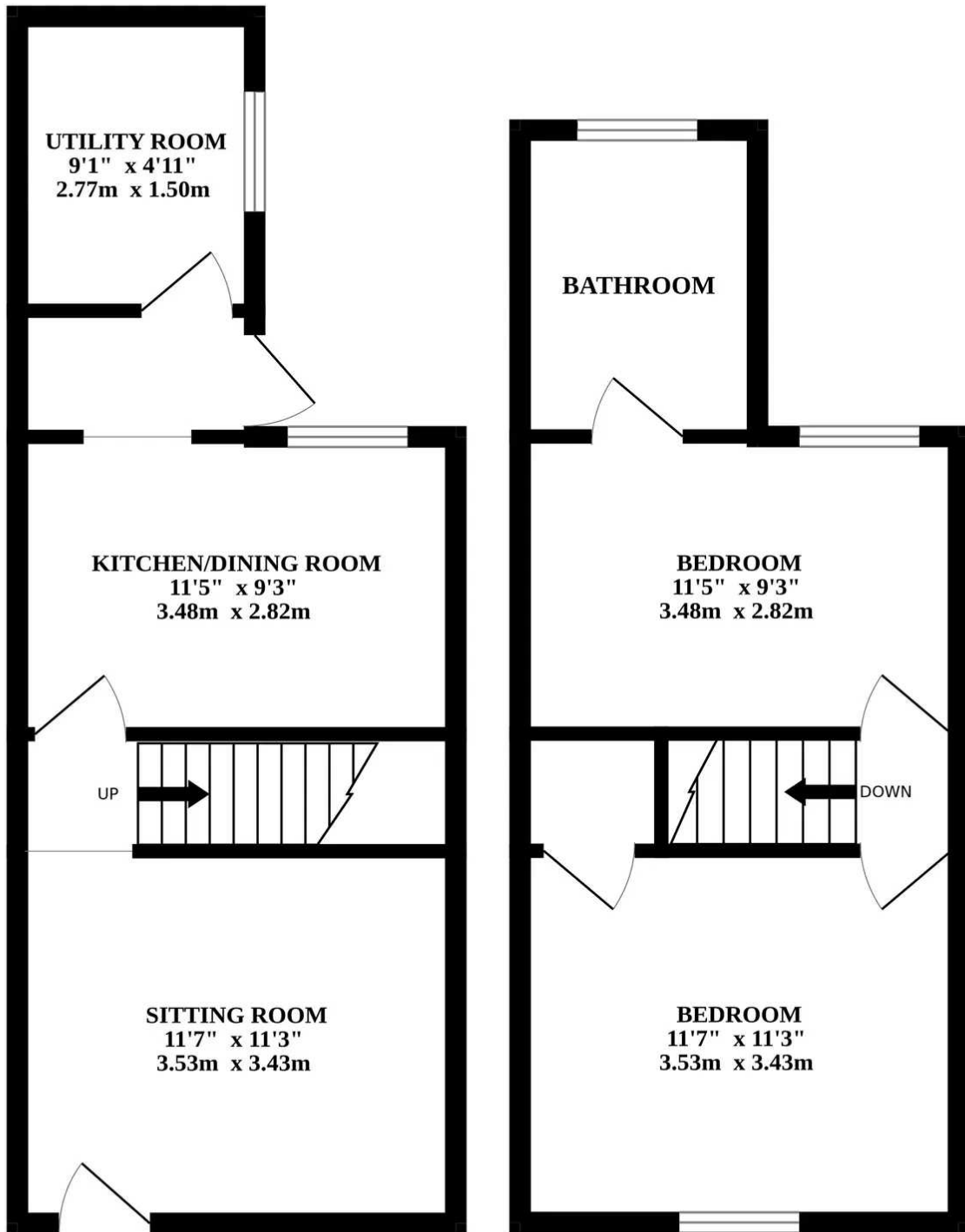
Externally, the property features a low-maintenance, newly paved garden that is fully enclosed and South-facing. It provides a private outdoor space for enjoying outdoor dining or simply unwinding in the fresh air. A new UPVC and composite outbuilding with electrics adds versatility to the property, catering to various storage needs or potential uses as a workshop or home office. On-road parking can be found at the front of the residence, ensuring convenience and ease.

AGENTS NOTES



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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