

**Aldreds**  
Estate Agents

9 Nelson Road  
Gorleston, NR31 6AY  
Offers Over £180,000





## 9 Nelson Road

Gorleston, NR31 6AY

Nestled on the charming Nelson Road in Gorleston, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home features a comfortable living area that flows seamlessly into a second reception room, offering versatility for various uses, whether it be a dining space, playroom, or study. The three well-sized bedrooms provide comfortable accommodation, ensuring that everyone has their own personal retreat.

Situated in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. The proximity to transport links further enhances its appeal, providing easy access to nearby towns and cities.

Don't miss the chance to make this charming property your new home.

### Entrance Hall

UPVC double glazed front door, carpet floor, radiator, stairs leading to first floor, access to lounge and dining room.

### Lounge

26'10" x 10'5" (max) (8.2m x 3.2m (max))

Wooden double glazed bay windows to front aspect and single window to rear aspect, carpet floor, decorative wooden mantelpiece with open fire, two radiators.

### Dining Room

10'2" x 7'10" (3.1 x 2.4)

UPVC double glazed door and window to side aspect, wood effect laminate flooring, radiator, opening through to kitchen and utility.

### Utility

10'2" x 7'10" (3.1 x 2.4)

UPVC double glazed window to side aspect, wood effect laminate floors, laminate worktops with under counter and wall mounted cupboards. Space for fridge freezer.

### Kitchen

5'10" x 7'10" (1.8 x 2.4)

Continuation of wood effect laminate flooring, upvc double glazed window to rear aspect, laminate worktops with under counter cupboards, space for free standing over with extractor fan above, space for free standing washing machine. Tiled walls. Boiler cupboard.

### First Floor Landing

Carpet floor, access to all 3 bedrooms, built in cupboard above the stairs, loft hatch.







### Master Bedroom

13'9" x 14'5" (4.2 x 4.4)

UPVC double glazed bay windows to front aspect, carpet floors, radiator, built in wooden cupboards and wardrobes.

### Bedroom 2

11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed window to rear aspect, radiator, carpet floor, built in cupboards and wardrobes.

### Bedroom 3

9'2" x 7'10" (2.8 x 2.4)

UPVC double glazed window to side aspect, carpet floor, radiator, access to bathroom.

### Bathroom

5'6" x 7'10" (1.7 x 2.4)

UPVC double glazed window to side aspect, three piece white suite consisting of WC, bath and basin. Tiled walls with tiled floors.

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, just before the parade of shops turn left into Englands Lane, turn right into Nelson Road where the property can be found on the left hand side.

### Council Tax

Great Yarmouth Borough Council - Band B

### Services

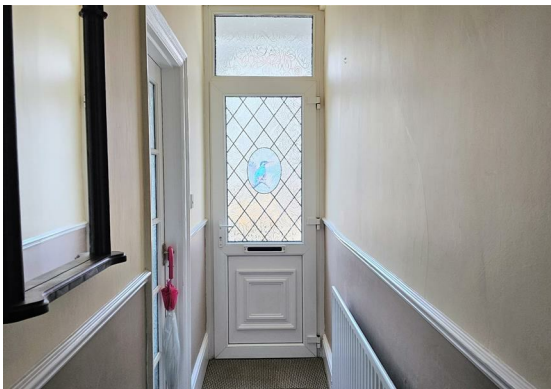
Mains gas, electric, water, sewage.

### Tenure

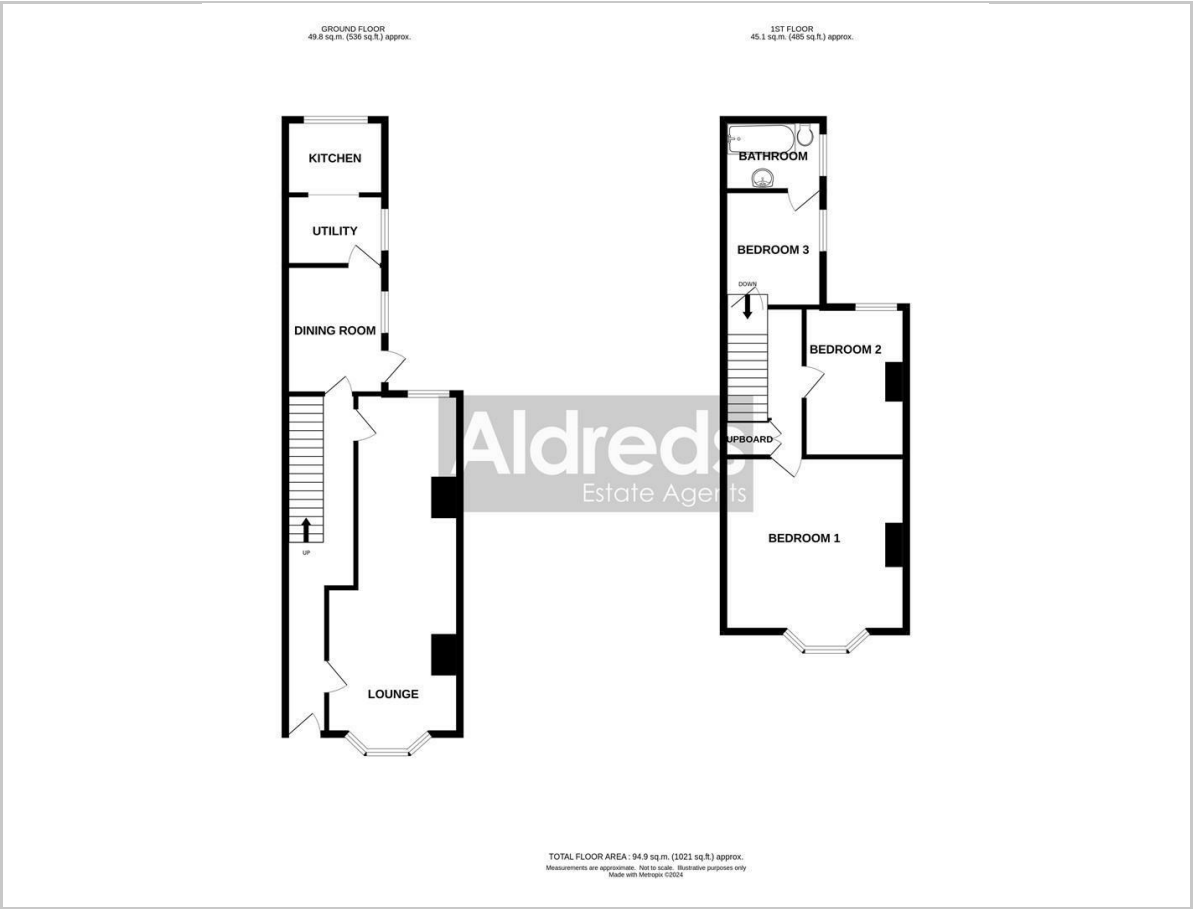
Freehold

### Ref

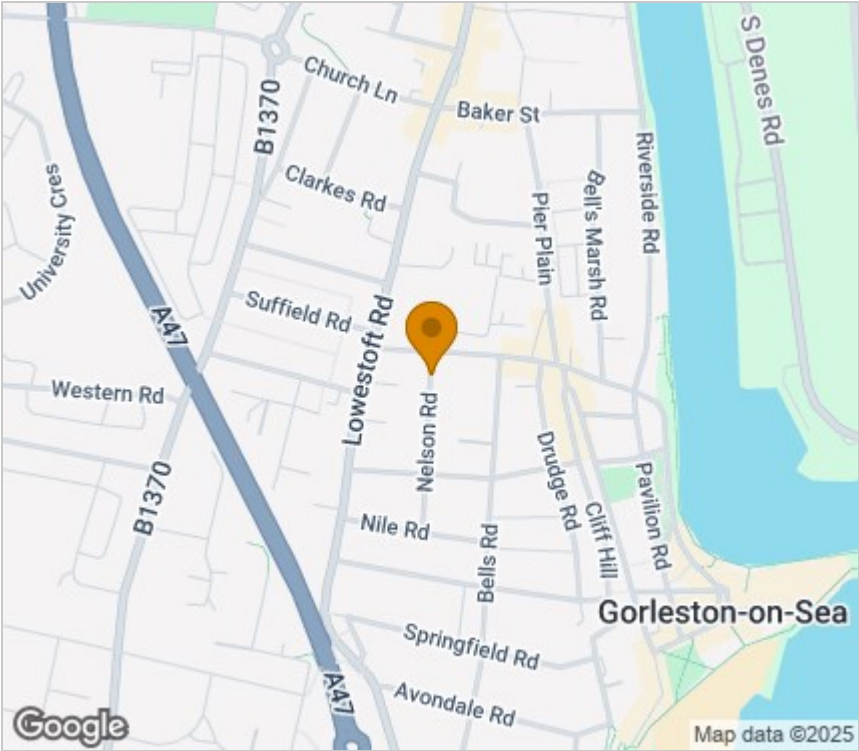
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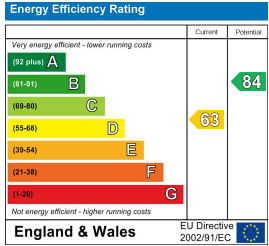
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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