



9 Cobden Terrace Northgate Street, Great Yarmouth  
Great Yarmouth

Minors & Brady



# 9 Cobden Terrace Northgate Street

Great Yarmouth

A chain-free semi-detached home on a generous plot in Great Yarmouth, offering excellent potential for first-time buyers or investors. The property features a welcoming hallway with under-stairs WC, spacious living and dining areas, and a kitchen ready to be tailored to your style. Upstairs, three bedrooms and a classic bathroom provide comfortable accommodation, while outside, a lawned garden, large driveway, and double garage complete the home. With scope to extend or convert (stpp), this property presents a fantastic opportunity to create a home perfectly suited to your lifestyle.

- Chain free
- Semi-detached residence located on a generous-size plot in the coastal town of Great Yarmouth
- Potential to convert or extend (stpp)
- Suitable choice for first-time buyers or investors seeking a property that requires modernisation
- Spacious living room that flows effortless into the dining room, inviting relaxation and entertaining
- Kitchen currently fitted with various units, ready to be personalised to suit your own requirements
- Three bedrooms and a bathroom comprising of a classic three-piece suite
- A rear garden that is predominately laid to lawn, with side access into the garage
- A large paved driveway providing ample off-road parking and a double detached garage for storage/workshop use
- Close to a wide range of essential amenities, including shops, schools and transport links



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## Location

Northgate Street is situated just north of Great Yarmouth's town centre, forming part of the traditional street grid that links the historic Market Place with the residential areas to the north. The street is primarily residential, lined with terraced houses and a handful of small local shops and businesses, giving it a quiet, community-oriented feel while still being close to the town's amenities. On the street and nearby you can find convenience stores, small cafes, and independent retailers that cater to day-to-day needs, making it convenient for residents who prefer walking to shop.

In terms of education, Northgate Primary School is the nearest primary school, just a short walk away. Families also have access to St Nicholas Priory CofE Primary School and Nursery, and for secondary education, Great Yarmouth Charter Academy is within easy reach.

Transport links are straightforward: local bus services run along adjacent streets, connecting Northgate Street to the town centre, surrounding neighbourhoods, and coastal villages. Great Yarmouth railway station is within a short walk, providing direct services to Norwich and onward connections to the national rail network. For drivers, the A47 and A143 roads are nearby, linking the town to regional routes.

The proximity to the seafront, marina, and historic Quayside also makes it ideal for leisurely walks, cycling, or weekend outings, combining practical everyday living with the rhythms of a traditional English coastal town.

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A porch provides a practical entrance space, ideal for outdoor wear, leading into a welcoming hallway with a convenient under-stairs WC.

The spacious living room flows seamlessly into the dining area, creating a natural space for both relaxation and entertaining. The kitchen is fitted with a range of units and offers a blank canvas to tailor to your own style and needs.

Upstairs, three bedrooms provide flexible accommodation, complemented by a bathroom with a classic three-piece suite.

Outside, the rear garden is predominantly laid to lawn and includes side access to the garage, offering privacy and space for outdoor activities.

The property benefits from a large paved driveway with ample off-road parking, along with a double detached garage, ideal for storage or use as a workshop.

With its generous plot, flexible living spaces, and excellent potential, this home is ready to be transformed into a property perfectly suited to your lifestyle.

## Agents Notes

Freehold

Connected to all mains services.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Ground Floor  
622 sq.ft. (57.8 sq.m.) approx.

1st Floor  
352 sq.ft. (32.7 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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# Dreaming of this home? Let's make it a *reality*



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Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
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