



9 Beach Road, Caister-On-Sea

Great Yarmouth



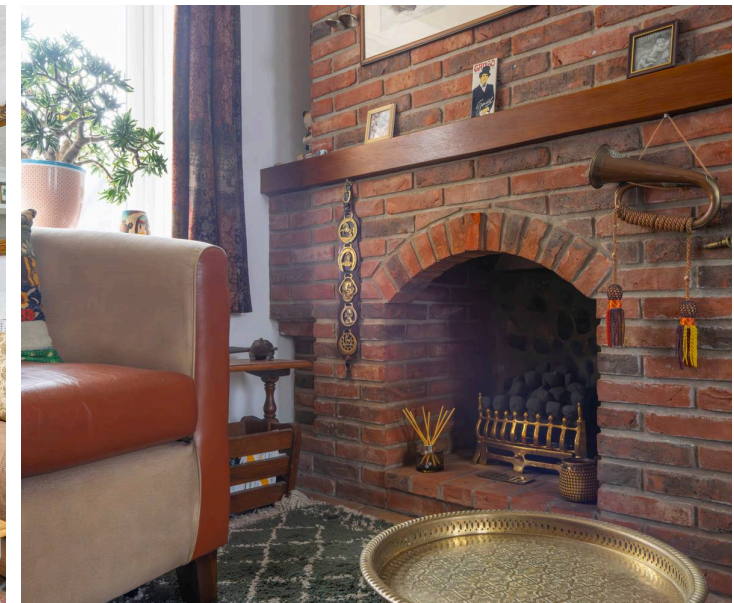
Minors & Brady

## 9 Beach Road

Caister-On-Sea, Great Yarmouth

Guide price: £190,000 - £200,000. Set within a central position in the sought-after coastal village of Caister on Sea, this charming mid-terrace property offers a well-balanced layout, character features, and easy access to both the beach and a wide range of local amenities. The property has been well-maintained over time, including the addition of a modern kitchen and a recently updated boiler, creating a home that is ready to move straight into while still retaining its original charm.

With spacious and free-flowing living accommodation, two double bedrooms, and a private low-maintenance garden, this is a property that suits both full-time living and a coastal retreat.



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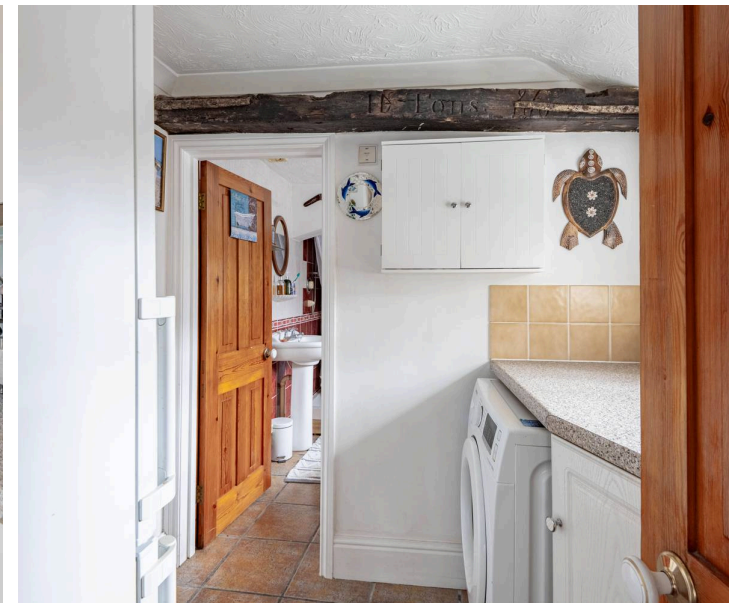
- Guide price: £190,000 - £200,000
- Mid-terrace home in a central Caister on Sea location, close to the beach and local amenities
- Spacious open plan living and dining area with feature fireplace creating a sociable and characterful space
- Modern fitted kitchen with adjoining utility room for added practicality
- Two well proportioned double bedrooms
- First floor landing offering a useful study area or additional flexible space
- Ground floor bathroom fitted with a four piece suite including bath and separate shower
- Character features throughout, adding charm and individuality to the home
- Recently updated boiler, approximately two years old
- Private rear garden with covered well and useful outdoor storage potential

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



M&B

# 9 Beach Road

Caister-On-Sea, Great Yarmouth

## Location

Situated in the coastal village of Caister-on-Sea, Beach Road enjoys a sought-after position close to the shoreline. The village offers a range of everyday amenities including local shops, supermarkets, cafés, and schooling, along with a strong sense of community. The nearby beach provides easy access to miles of sandy coastline and seafront walks, making it ideal for those who enjoy spending time outdoors.

Great Yarmouth is just a short drive away, offering a wider selection of retail, leisure, and healthcare facilities, as well as rail links to Norwich and beyond. The area is also well connected by road, providing convenient access to surrounding villages and the Norfolk Broads, making this a practical coastal location with plenty to enjoy nearby.

## Beach Road

The ground floor centres around a generous open plan living and dining space, designed to feel both welcoming and practical. A feature fireplace adds character to the room, while windows to both the front and rear allow for good natural light throughout the day. This space connects seamlessly through to the kitchen, which is fitted with a range of modern units, worktop space, and integrated cooking appliances. From here, access is provided to a separate utility room, offering additional storage and space for appliances, along with a door leading out to the garden.



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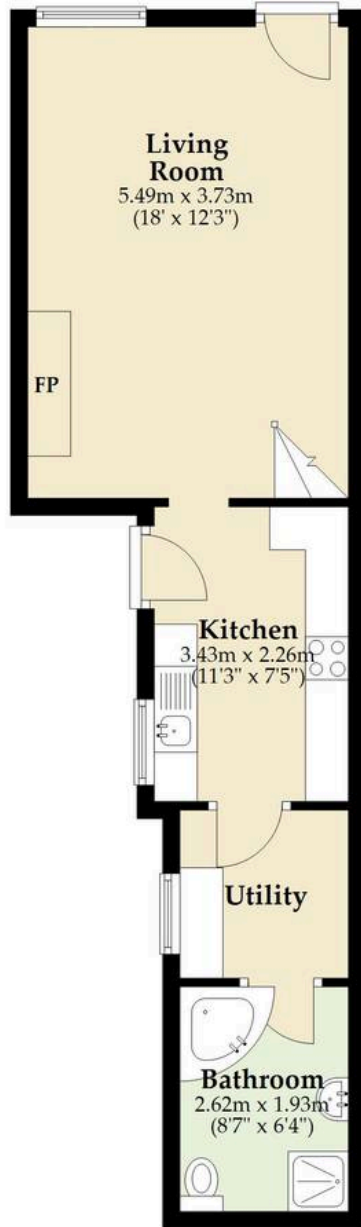
The ground floor is completed by a spacious bathroom, fitted with a four piece suite including a bath and separate shower. Upstairs, the landing has been thoughtfully used to create a versatile study area, ideal for working from home or as a quiet reading space. The property offers two well proportioned double bedrooms, both comfortable in size and enjoying a pleasant outlook.

Externally, the property benefits from low maintenance front and rear gardens, both designed for ease of upkeep. The rear garden is fully enclosed, providing a private space for relaxing or entertaining, and also features a covered well, adding a unique and practical outdoor feature. Overall, this is a well presented home in a convenient coastal location, offering both character and functionality.



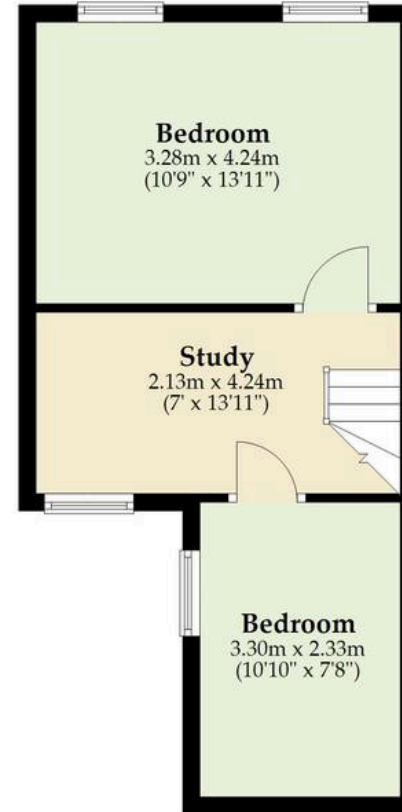
### Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



### First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

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.

Plan produced using PlanUp.

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