



**Wharf View Riverside Road, Gorleston Great Yarmouth NR31
6QA**

welcome to

Wharf View Riverside Road, Gorleston Great Yarmouth

Where coastal living meets convenience - A modern & inviting 3 storey Townhouse with picturesque views



Entrance Hall

Door to front aspect, carpeted stairs to first floor & doors to bedroom & shower room

Shower Room

Modern suite, comprising of opaque window to front aspect, large shower cubicle with chrome thermostatic shower attachment, wash hand basin with vanity unit under, W/C, heated towel radiator, spot lights, fully tiled walls & laminate flooring

Bedroom One

10' 7" x 8' 4" (3.23m x 2.54m)

Double glazed Velux window, carpeted flooring, ceiling light, radiator

Lounge / Kitchen & Dining Area

19' 9" x 16' 9" (6.02m x 5.11m)

Modern & well appointed open plan living area...
Perfect central gathering hub for those to enjoy with friends and family

Lounge - uPVC French doors, leading to private Juliet balcony area, wood laminate flooring, spot lights & TV point

Kitchen - Modern kitchen with double glazed window to rear aspect. A range of wall and base units & complimentary granite roll top work surfaces over, built in electric oven, ceramic hob & extractor over, plumbing for washing machine, space for free standing fridge/freezer, sink & drainer with mixer tap, splashback tiling, wood laminate flooring, spot lights & space for dining table & chairs.

Single door leading to rear garden, stairs to ground floor entrance door & first floor landing

Bedroom Two

10' 5" x 8' 2" (3.17m x 2.49m)

Double glazed Velux window, carpeted flooring, ceiling light & radiator

Bedroom Three

12' 6" x 10' 2" (3.81m x 3.10m)

Double glazed windows to front aspect, carpeted flooring, spotlights, radiator, door to communal corridor & 2 x generous storage cupboards

Bathroom

Double glazed window to rear aspect, paneled bath with shower attachment, wash hand basin with vanity under, W/C, fully tiled walls & spot lights

Rear Garden

Fully enclosed rear garden, perfect for those who enjoy alfresco dining. Mostly laid to lawn with artificial grass, & decked area. Planted with mature potted plants & space for storage shed & gated access to rear



view this property online williamhbrown.co.uk/Property/WEA107216



welcome to

Wharf View Riverside Road, Gorleston Great Yarmouth

- 3 Storey Townhouse with Stunning River Views
- Envious Riverfront Location
- Modern & Contemporary Feel Throughout
- Private Enclosed Garden & Juliet Balcony
- Bathroom & Separate Shower Room

Tenure: Freehold EPC Rating: C

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA107216](https://www.williamhbrown.co.uk/Property/WEA107216)



Property Ref:
WEA107216 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk