

**Aldreds**  
Estate Agents



5 River Quays Riverside Road, Gorleston, NR31 6QR

£295,000



3



1



1



C



£295,000

# 5 River Quays Riverside Road

Gorleston, NR31 6QR

- Sea and River Views
- Three Storey
- Garden
- Lounge/Diner
- Bathroom
- Three Double Bedrooms
- Gas Central Heating
- Parking
- Kitchen
- Conservatory

With river and sea views, Aldreds are delighted to offer one of the two largest properties on River Quays. The house has an allocated parking space and garden. Internally there is accommodation over three floors. The ground floor offers a large entrance hall, two double bedrooms, utility room and a cloakroom. The first floor has a lounge/diner with balcony leading off, kitchen and bathroom. The second floor has a landing a large bedroom 1. Gas central heating and double glazing. No chain.



## Entrance Hall

Stairs to Lounge/Diner, storage cupboard, door to front, radiator

## Bedroom 2 13'5" x 8'0" (4.11 x 2.45)

Double glazed window to front aspect, radiator

## Bedroom 3 13'5" x 8'0" (4.11 x 2.45)

Double glazed window looking into conservatory, radiator

## Cloakroom

Hand basin, low level WC, opaque double glazed window to front aspect

## Utility Room 7'6" x 7'4" (2.3 x 2.25)

Sink with drainer, plumbing for washing machine, door to conservatory, radiator

## Conservatory 10'11" x 7'11" (3.34 x 2.42)

Door to garden, sealed unit double glazing





Lounge/Diner 20'0" max 13'9" min x 15'10" max 7'4" min (6.11 max 4.2 min x 4.85 max 2.26 min)

Double glazed French doors to balcony, double glazed window to front aspect, radiator, stairs to second floor landing

Kitchen 13'5" x 8'0" (4.11 x 2.45)

Base & wall units with worktops, double glazed window to rear aspect, gas cooker point, sink with drainer, wall mounted gas boiler, inset ceiling lights, radiator

Bathroom 7'4" x 7'3" (2.26 x 2.22)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator, part tiled walls

Second Floor Landing

Bedroom 1 19'8" x 15'10" max 12'1" min (6 x 4.85 max 3.7 min)

Double glazed window to front aspect, Velux balcony roof window to rear, radiator

## Directions

From the Gorleston office head south along the High Street, at the traffic lights turn left into Baker Street, follow the road round to the right into Pier Plain, follow the road round into Pier Walk, turn left into Riverside Road where the property can be found on the left hand side.



### Outside

To the front there is a shingle garden with pathway to front door. To the rear there is a paved garden with bushes & shrubs, timber shed, allocated parking space

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### 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.

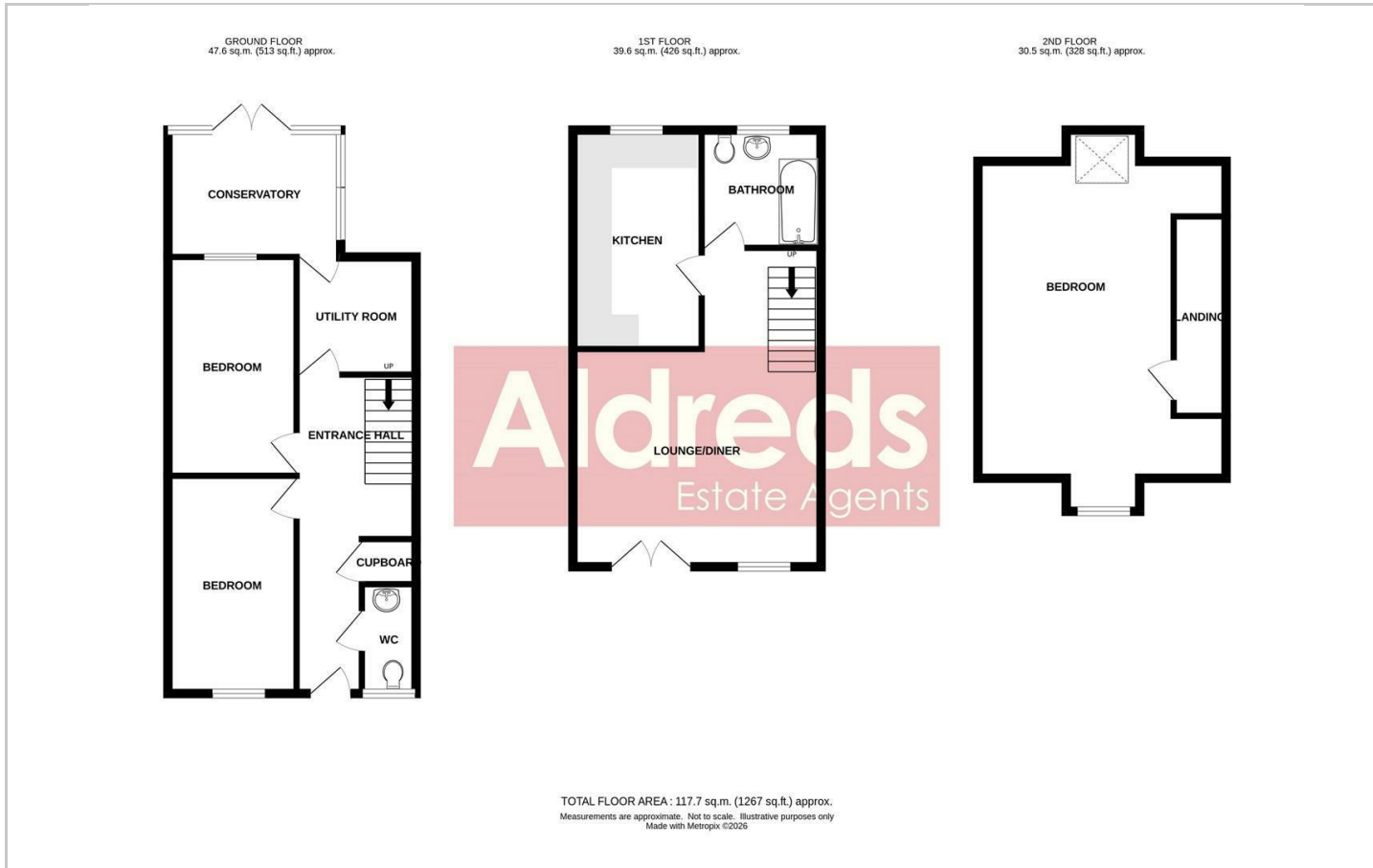
### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn left into Baker Street, follow the road round to the right into Pier Plain, follow the road round into Pier Walk, turn left into Riverside Road where the property can be found on the left hand side.

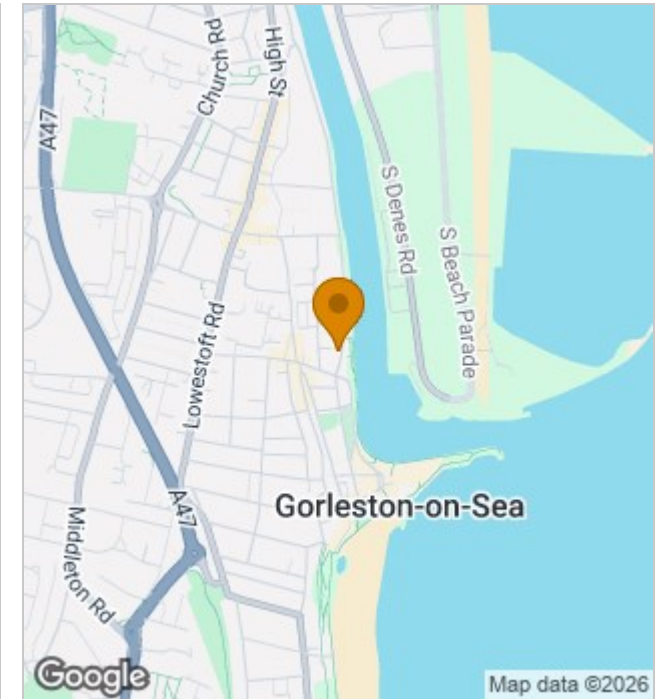
Ref G18518/05/26



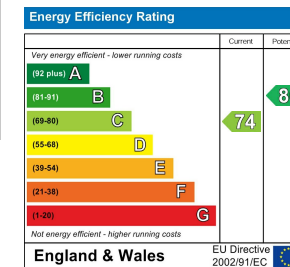
## Floor Plans



## Location Map



## Energy Performance 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto:gorleston@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA