

Aldreds
Estate Agents



5 River Quays Riverside Road, Gorleston, NR31 6QR

£295,000



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£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.

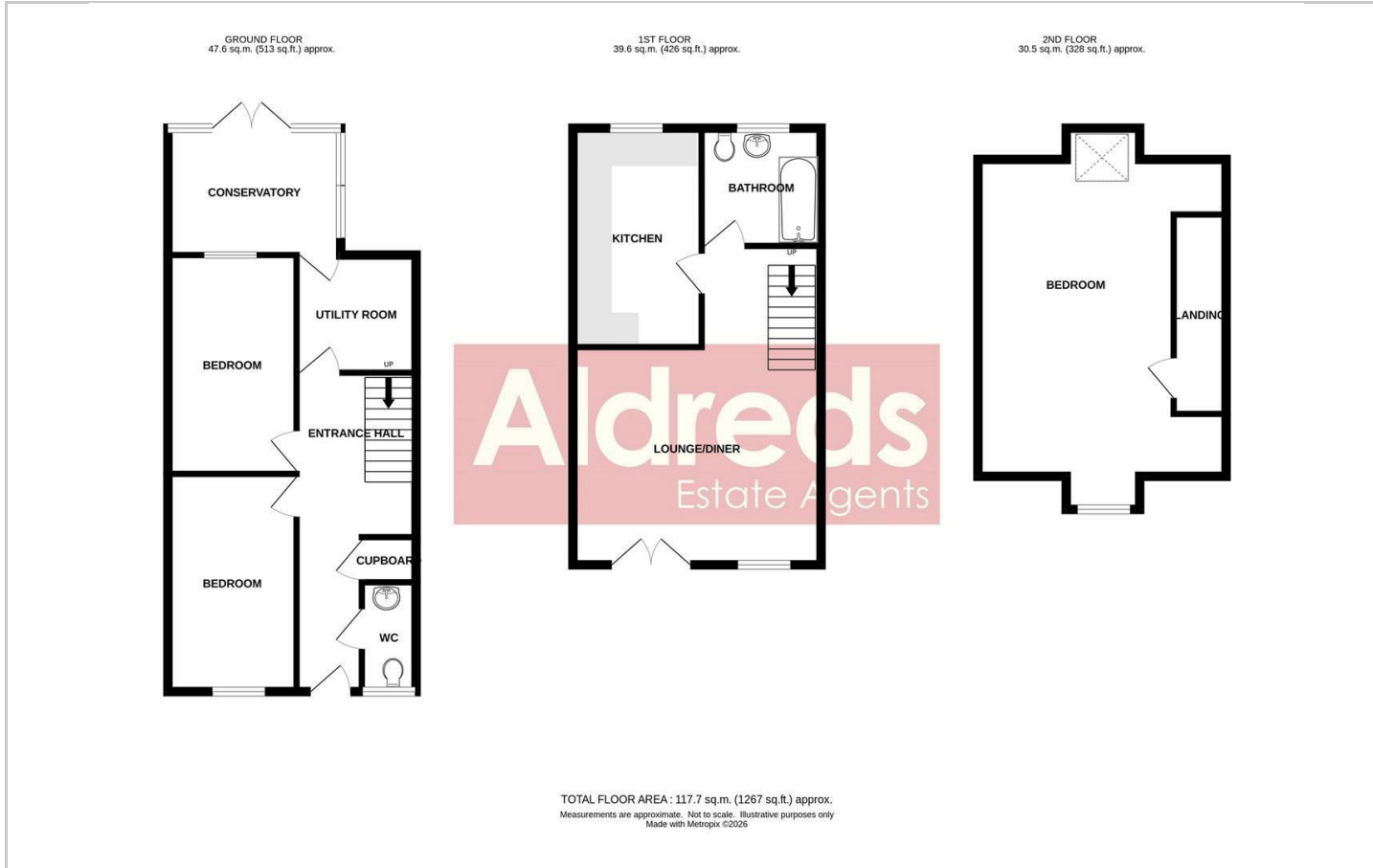
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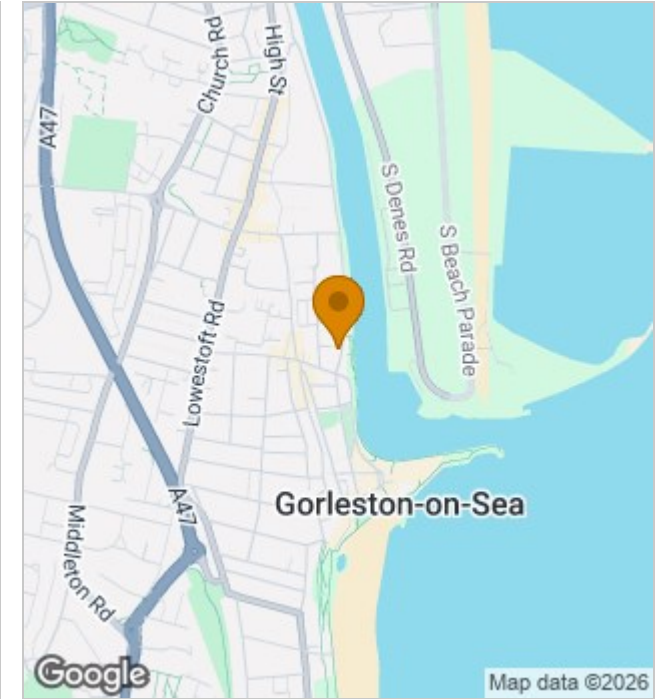
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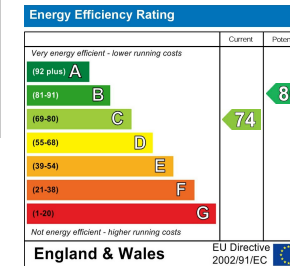
Floor Plans



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

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