

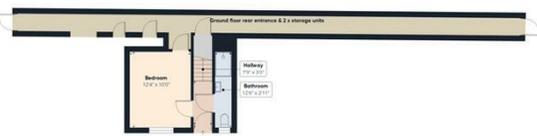


2 WHARF VIEW RIVERSIDE ROAD
GREAT YARMOUTH, NR31 6QA

£250,000

Discover Wharf View, an exclusive riverside retreat in Gorleston, offering uninterrupted quay views and beautifully arranged living over three stylish levels.

**elisabeth
James**
lettings



Ground Floor



Floor 1



Floor 2





Approximate total area¹⁾
803 ft²

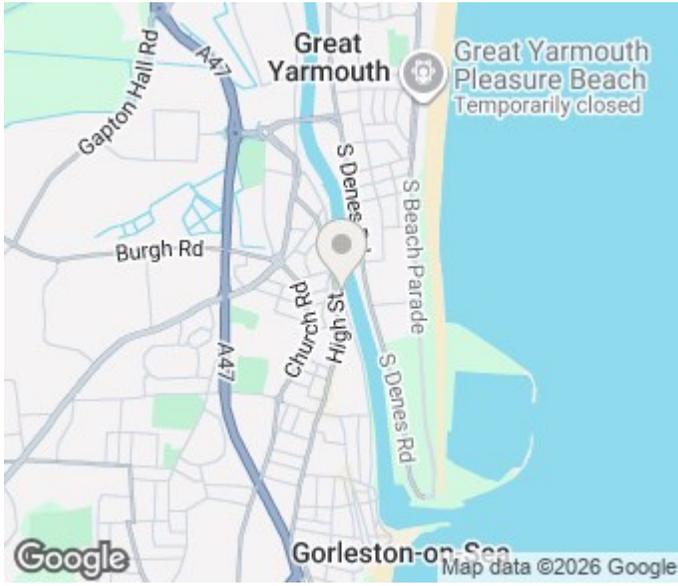
Reduced headroom
60 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings

07725027163
 kayleigh@ej-homes.co.uk
 ej-homes.co.uk

