

Aldreds
Estate Agents

3 River Quays Riverside Road

Gorleston, NR31 6QR

Guide Price £260,000 - £270,000



3 River Quays Riverside Road

Gorleston, NR31 6QR

Chain Free This beautifully maintained three-storey property is offered chain free and enjoys a central Gorleston location, with attractive views over the quay and towards the sea. The well-presented accommodation is arranged over three floors, with the top floor providing a spacious master bedroom.

An excellent choice for a first-time buyer, holiday let or investment purchaser, the property also benefits from an allocated parking space to the rear. A range of local amenities, transport links and the nearby seafront are all within easy reach.

Entrance Hall

Tiled floor, double glazed door to front aspect, radiator, opening through to kitchen, access to downstairs bedroom, stairs leading to first floor with storage space underneath

Kitchen

7'10" x 16'9" (max) (2.40m x 5.11m (max))

Continuation of tiled floor, double glazed window to front aspect, solid wood countertops with ample under counter storage, inset Belfast sink, integrated dishwasher, integrated oven with gas hob and extractor fan above, integrated fridge freezer, radiator

Bedroom 3 (Ground Floor)

9'1" x 10'3" (2.79m x 3.14m)

Continuation of tiled floor, double glazed circular window to rear, double glazed French doors to rear garden, built-in cupboard housing boiler, radiator, access to downstairs shower room

Downstairs Shower Room/En Suite

Laminate floor, WC, basin with vanity storage, heated towel rail, single square shower cubicle with wall mounted shower and glass screen

Lounge

11'11" x 19'3" (3.64m x 5.89m)

Carpet floor, three radiators, double glazed window to front aspect, double glazed French doors to Juliet balcony overlooking the quay, access to bedroom two, stairs leading to second floor

Bedroom 2 (First Floor)

11'11" x 9'10" (3.64m x 3.02m)

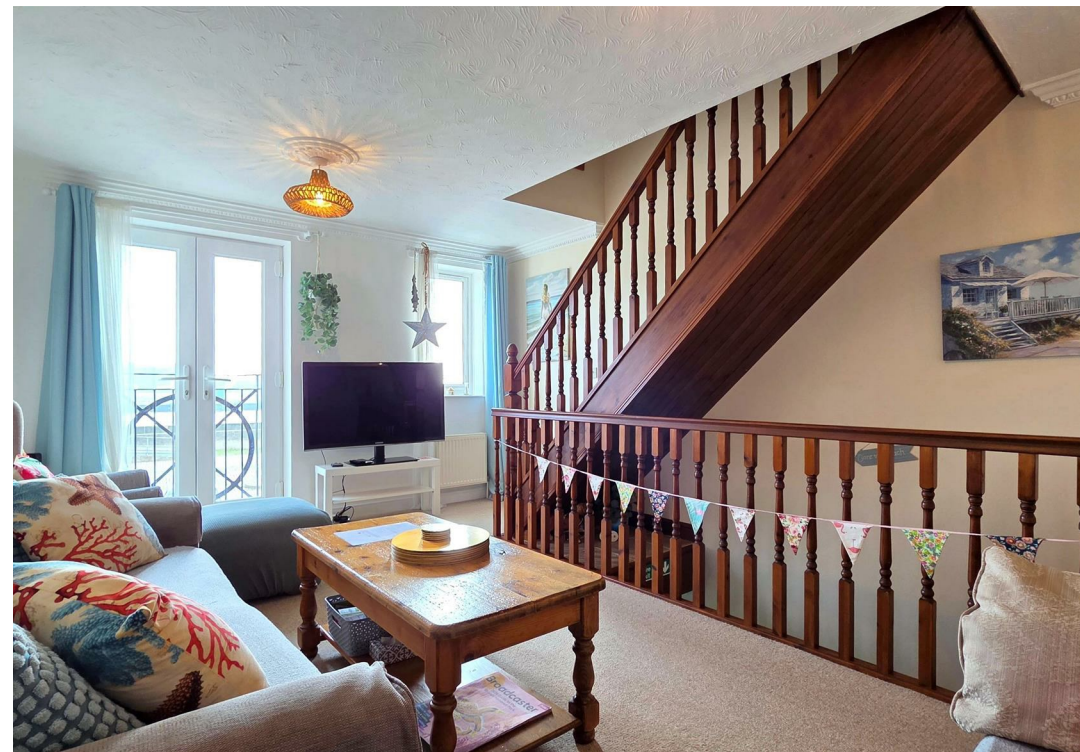
Tiled floor, two double glazed windows to rear aspect, radiator

Second Floor Landing

Access to upstairs WC, access to master bedroom

WC

Tiled floor, WC, basin, radiator





Master Bedroom

8'5" x 23'7" (2.58m x 7.21m)

Carpet and vinyl floor combination, two double glazed windows to front aspect, two radiators, large Velux cabrio window to rear aspect, roll top bath set on vinyl floor, access to loft via hatch

Outside Front

Metal fence with access gate, brick weave path leading to front door, gravel area with shrubbery, timber built bin storage

Outside Rear

Concrete patio, shingle seating area, timber summer house, timber built fence boundaries with rear access gate

Council Tax

Great Yarmouth Borough Council - Business Rates

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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.

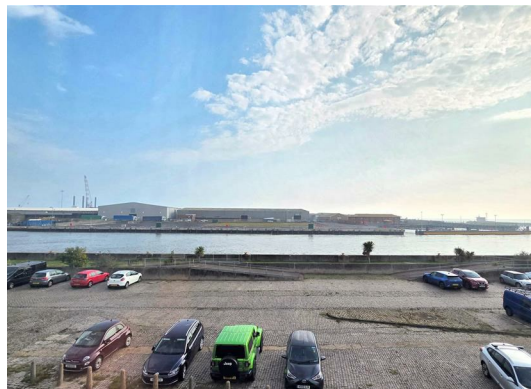
Directions

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.

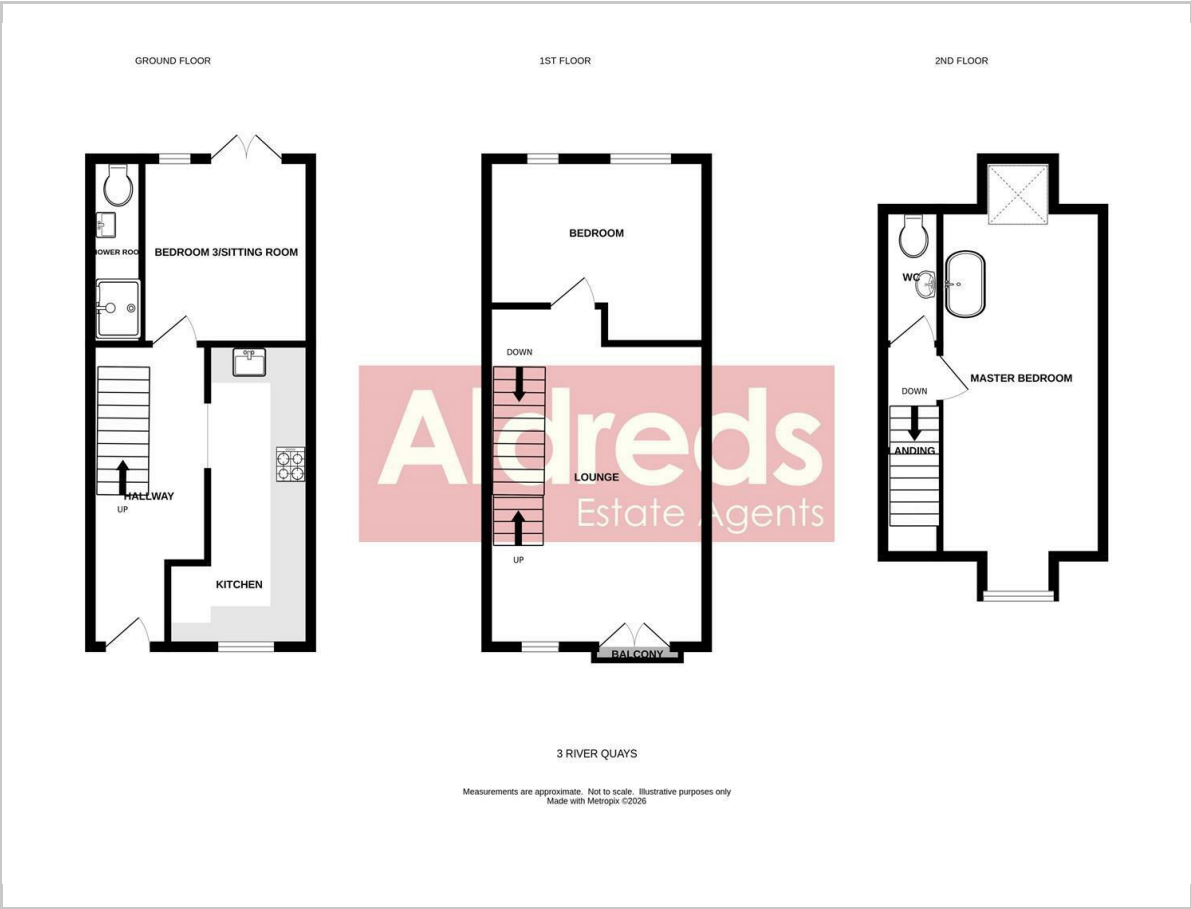
What 3 Words

///claspig.utensil.moguls

Ref



Floor Plan



Viewing

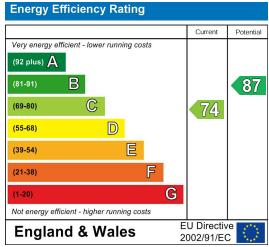
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: 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