



## 2 Wharf View Riverside Road, Gorleston

In Excess of £240,000



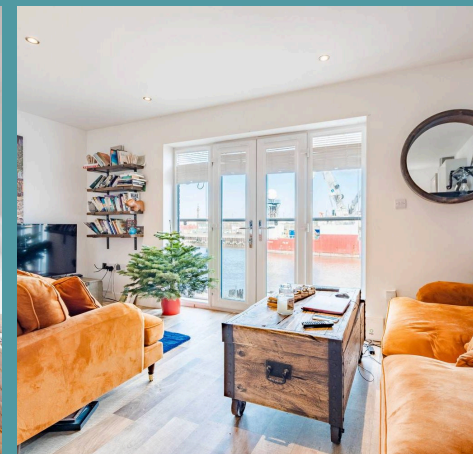
## 2 Wharf View Riverside Road

Gorleston, Great Yarmouth

An exclusive opportunity presents itself to acquire a stunning three bedroom townhouse that enjoys a prime riverfront location. This immaculate property has a motivated vendor, ensuring a seamless transition to its new owners, who will undoubtedly appreciate its pristine condition and convenient ready-to-move-in status. Don't miss the chance to acquire this home and experience the lifestyle it has to offer.

### Location

Situated in the heart of Gorleston, Riverside Road captures the essence of coastal living along the River Yare. This sought-after location offers residents the perfect blend of tranquillity and convenience. Enjoy picturesque walks along the riverside, soak in the stunning views, and relish the proximity to local amenities, schools, and the vibrant atmosphere of Gorleston's town centre. With its riverside charm and easy access to the nearby sandy beaches, Riverside Road stands as an ideal locale for those seeking a well-connected and serene living experience in this coastal gem.







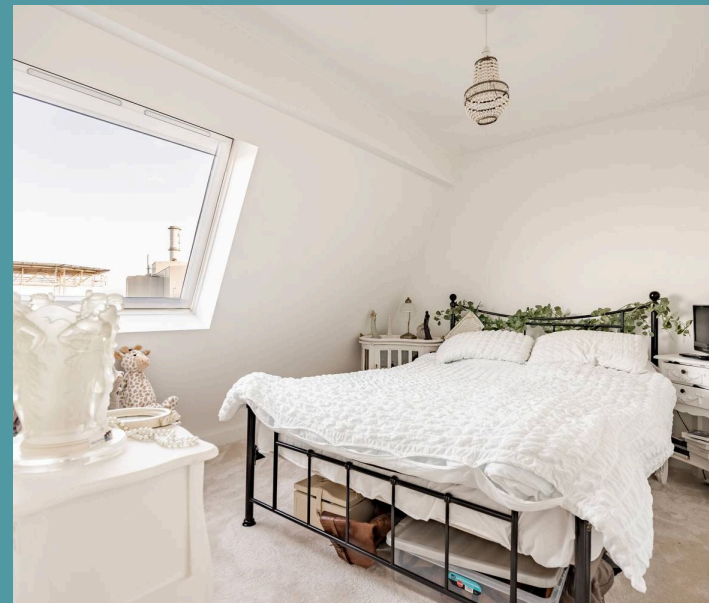
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Gorleston, Great Yarmouth

Embrace coastal living at its finest with this captivating three-storey townhouse, nestled within an exclusive riverfront development in the charming seaside town of Gorleston-on-Sea. Boasting picturesque river views from the first-floor Juliet balcony, this home seamlessly combines modern design with the tranquillity of seaside living.

As you enter, the ground floor unfolds to reveal a versatile bedroom/reception room, complemented by a convenient shower room. Ascend to the first floor, where the heart of the home awaits—a thoughtfully designed open-plan lounge/kitchen/diner. This inviting space features a Juliet balcony, providing a delightful backdrop of the scenic River Waveney.

The second floor hosts two additional bedrooms, each offering a serene retreat, and a well-appointed bathroom for added convenience. Step outside into the enclosed rear garden, a private oasis laid with artificial grass and featuring a decked area, creating the perfect setting for outdoor relaxation and entertainment.







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Beyond the property's charm lies the allure of Gorleston's sandy beaches, local amenities, schools, and excellent transport links-all contributing to the coastal convenience and comfort this home embodies. Immerse yourself in the coastal lifestyle and make this exclusive townhouse your perfect seaside retreat.

### Agents Notes

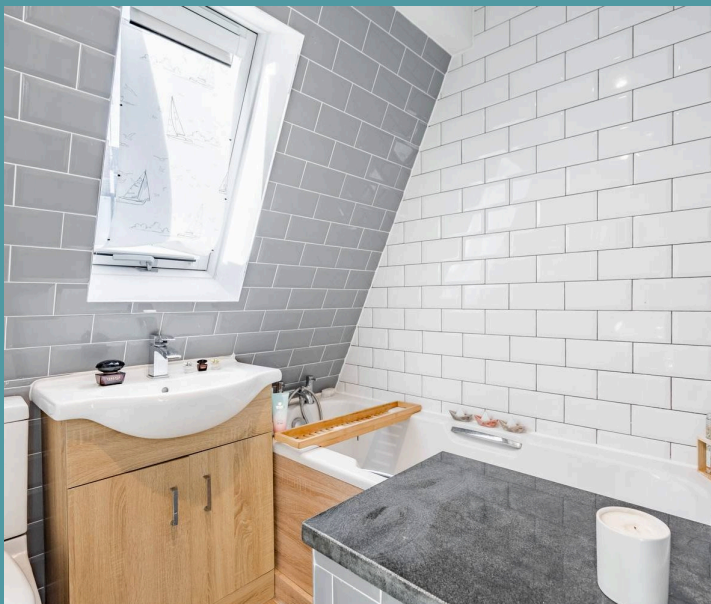
We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Gas central heating.

Council Tax Band: C

- Exclusive riverfront townhouse in Gorleston-On-Sea
- Motivated vendor
- Immaculate condition that is ready to move in
- Inviting open-plan living room/kitchen/dining room
- River views from the first floor Juliet balcony
- Versatile ground floor bedroom/reception room
- Two bedrooms, bathroom and a shower room
- Private enclosed garden with artificial grass and decked area
- Allocated storage space
- In close proximity to all local amenities and natural surroundings

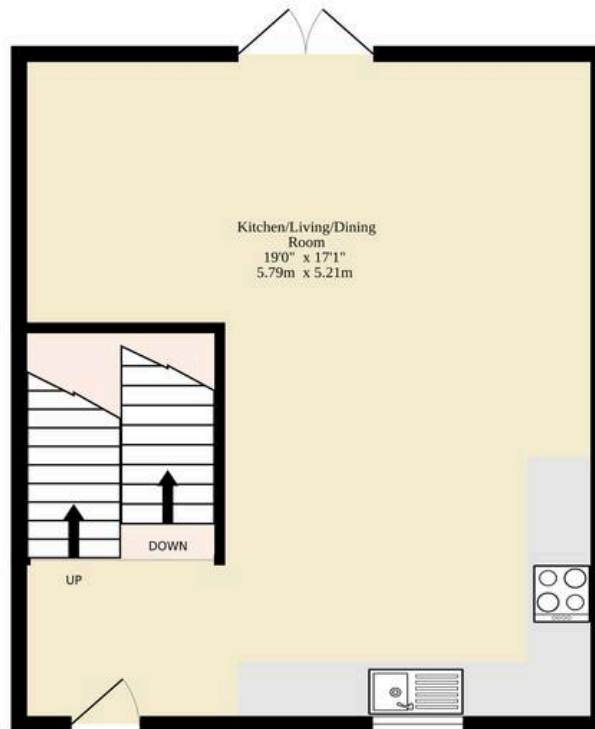




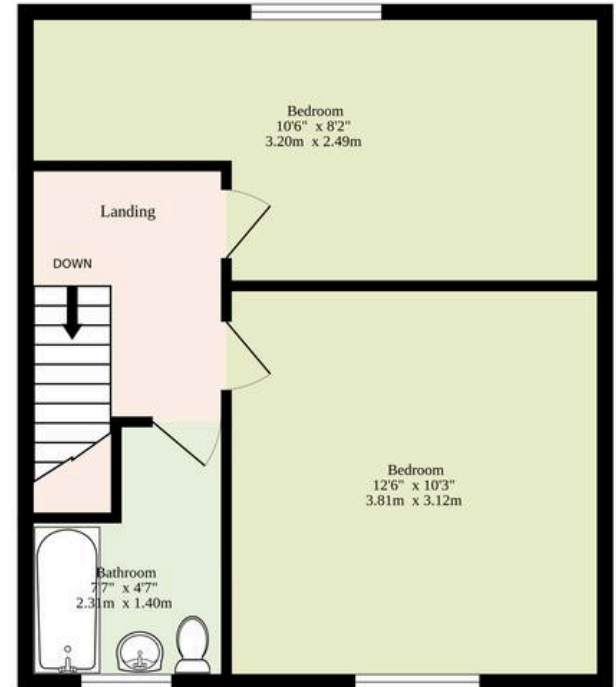
**Ground Floor**  
133 sq.ft. (12.4 sq.m.) approx.



**1st Floor**  
324 sq.ft. (30.1 sq.m.) approx.



**2nd Floor**  
276 sq.ft. (25.6 sq.m.) approx.



**TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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