



QUAY TERRACE, RIVERSIDE, REEDHAM  
£249,950 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# QUAY TERRACE, RIVERSIDE, REEDHAM

- End town house
- Panoramic river views
- Private 32ft mooring
- Garage
- South facing
- No chain

A well presented two bedroom end town house offering stunning panoramic river views with a private 32ft long mooring, a garage and no onward chain.

Equally suitable as a permanent residence, a second home or as a holiday let, this south facing riverside property is within easy reach of a range of facilities that include several pubs, a village shop, coffee shop, fish and chip shop and a railway station giving access into Norwich within 15 minutes.

The accommodation consists of an entrance porch, dual aspect living room, kitchen, cloakroom, two double bedrooms and a bathroom.

Features include sealed unit double glazing, electric night storage heating, impressive far reaching views out over the River Yare, a 32ft long private mooring and slipway, and a garage.

The property was re-carpeted in 2018 and is offered with no onward chain.

## ACCOMMODATION

### Entrance Porch

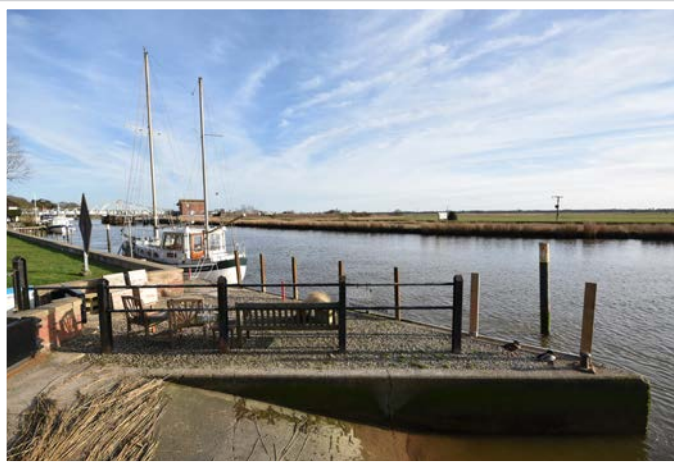
Window to side

### Living Room: 15'1" x 14'7"

Dual aspect with sliding patio doors leading out onto a south facing patio with views out over the mooring, the River Yare and the open countryside beyond. Coved ceiling, night storage heater, serving hatch.

### Inner Hallway

Staircase to first floor, under stair storage cupboard, night storage heater, door to rear.







### **Kitchen: 12'5" x 8'9"**

Full range of wall and floor mounted units with sink unit and drainer, electric cooker point and plumbing for washing machine, night storage heater, partially tiled walls, windows to side and rear.

### **Cloakroom**

Low level w/c, hand basin, window to rear, coved ceiling.

## **FIRST FLOOR**

### **Landing**

Large built in airing cupboard.

### **Bedroom 1: 14'7" x 11'10"**

South facing with stunning, far reaching views. Coved ceiling, night storage heater.

### **Bathroom**

Low level w/c, wash basin, panelled bath with shower attachment, partially tiled walls, window to side.

### **Bedroom 2: 11'3" x 8'0"**

Window to rear, built in wardrobe, coved ceiling, night storage heater.



## OUTSIDE

Leading directly out from the living room is a south facing patio and a small lawned garden with river views. There is also an additional lawned area set in the front of the garages.

To the rear is a courtyard area enclosed by fencing with a side gate which leads out to the parking area where there is a single garage with power and light.

The property also owns a private mooring extending to approximately 32ft directly onto the River Yare and the adjacent slipway.

## ADDITIONAL INFORMATION

Tenure: Freehold

Properties 2 - 7 Quay Terrace have the right to use the slipway.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

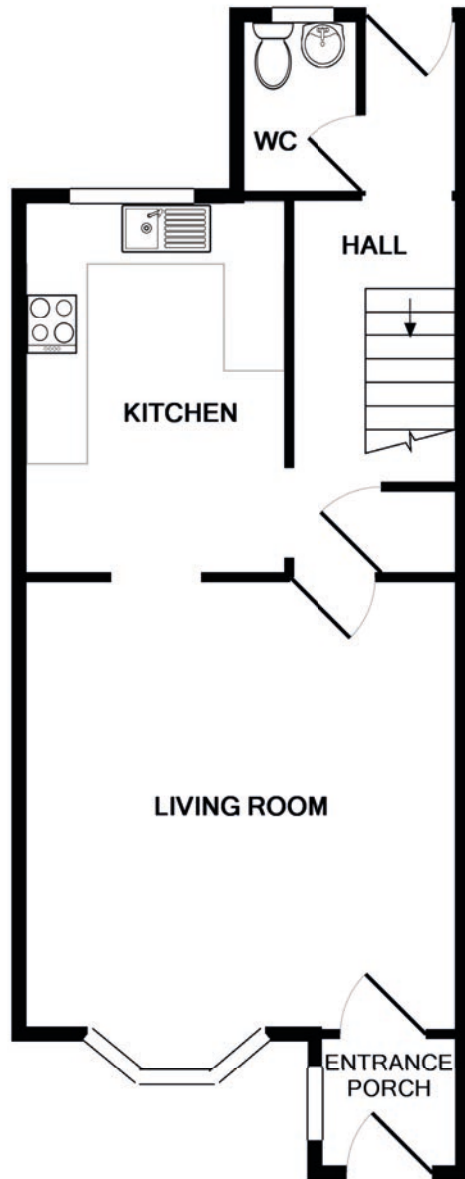
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

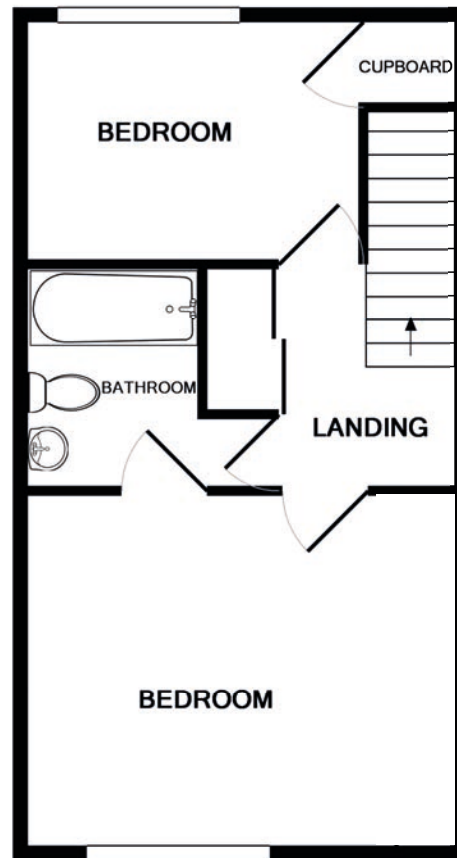






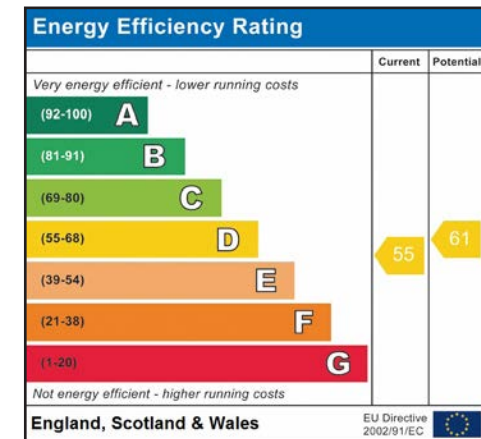


GROUND FLOOR



1ST FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY







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