



FERRY MARINA, HORNING
£274,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

FERRY MARINA, HORNING NR12 8PS

- 3 bedroom waterside holiday property
- Established and successful holiday let
- Well presented and available fully furnished by separate negotiation
- Off road parking for two cars
- 13ft side on mooring

A very well presented waterside holiday cottage set in a highly regarded marina, just off the River Bure, at the very heart of the Broads.

Features include sealed unit double glazing, oil fired central heating by radiators, fitted kitchen with a comprehensive range of built in appliances, bathroom and shower room, and private parking.

The accommodation consists of an entrance hall, shower room, open plan living room/kitchen/dining room, three bedrooms and a bathroom.

Well positioned for anyone with an interest in boating or fishing and perfect as an immaculate second home or as an established holiday let, with off road parking for two cars and a 13ft side on mooring.

Available fully furnished by separate negotiation.

ACCOMMODATION

Entrance Hall

Radiator, staircase to first floor.

Shower Room

Low level w/c, wash basin, heated towel rail, tiled shower cubicle, heated towel rail, extractor fan.

Open Plan Living Room: 24'6" X 15'0"

Kitchen Area

Full range of wall and floor mounted storage units with sink unit and drainer. Built in oven, hob, extractor fan and microwave. Fitted fridge freezer.

Lounge/Dining Area

Laminated wooden floor, two radiators, sliding patio door to rear leading out onto a sun deck looking out over the water. Coved ceiling, TV point, panelled door.





FIRST FLOOR

Landing

Radiator, coved ceiling.

Bedroom 1: 17'0" x 8'0"

Window to rear with views over the marina, radiator, coved ceiling, panelled door.

Bedroom 2: 11'8" x 6'5"

Window to rear with views over the water. Radiator, coved ceiling, built in wardrobe.

Bedroom 3: 9'0" x 8'6"

Window to front aspect with views out towards the river. Radiator, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath with shower attachment, heated towel rail, fully tiled walls, extractor fan, panelled door.



OUTSIDE

To the front of the property is a private parking area and at the rear is a decked sun terrace looking out over the marina.

To the rear of the property is a decked sun terrace looking out over the marina with quay heading suitable to moor a day boat.

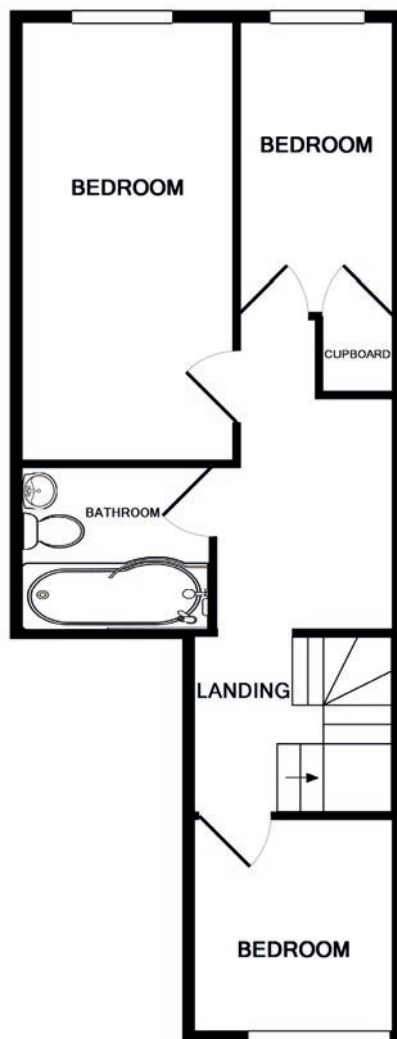
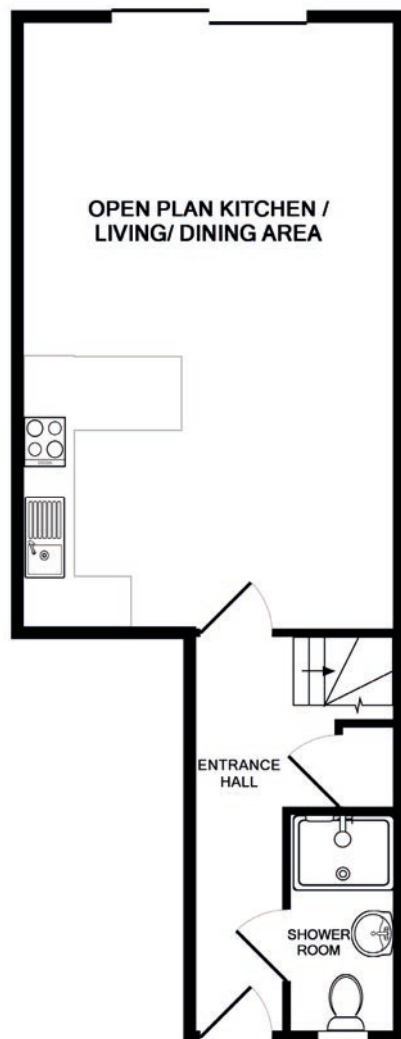
ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Can be occupied 365 days a year, but not as a sole/main residence.

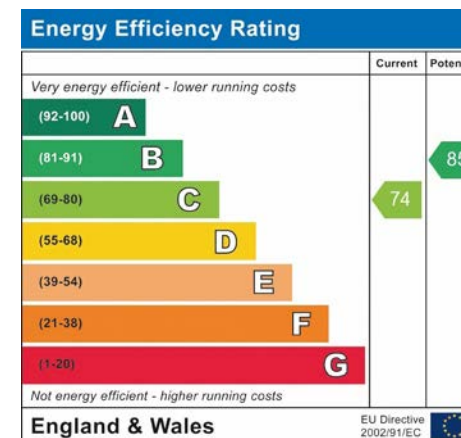






TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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.



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