

WATERSIDE

— ESTATE AGENTS —



NORTH WEST RIVERBANK POTTER HEIGHAM

**£169,950
LEASEHOLD**

Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel 01692 670400

sales@watersideestateagents.com www.watersideestateagents.com

DESCRIPTION

A well presented, elevated and south facing two bedroom riverside bungalow with impressive panoramic views out over the River Thurne, replaced quay heading running the length of the 60ft frontage and a recently extended dock now measuring 27'10" x 14'5".

The accommodation consists of a 23ft long open plan living room incorporating the kitchen with stunning river views, shower room and two bedrooms, both with far reaching views out over open countryside.

UPVC sealed unit double glazing and fascias throughout. Contents and dayboat available by separate negotiation.



ACCOMMODATION

Living Room: 23'7" x 11'5" (9'1" min) – Generous triple aspect living space with large picture windows providing impressive panoramic views out over the River Thurne. Electric fire with feature surround, coved ceiling and glazed door leading out onto a raised south facing sun deck. Also incorporates the:

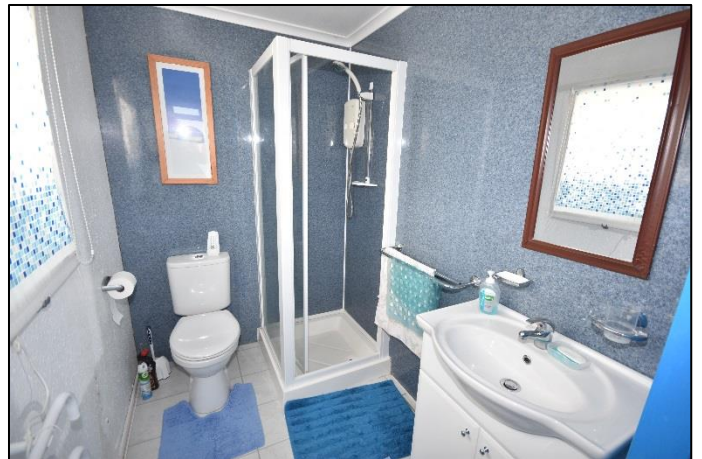
Kitchen Area: With a full range of wall and floor mounted storage units with sink unit and drainer with electric cooker point. Window to front aspect with river views.

Inner Lobby: With useful storage area.

Bedroom 1: 9'2" x 7'0" – Window to rear, views out over open countryside, coved ceiling.

Bedroom 2: 9'2" x 7'0" – Window to rear, views out over open countryside, coved ceiling.

Shower Room – Low level w/c, vanity wash basin, shower enclosure, window to side.



OUTSIDE

The property sits in the centre of its own plot, so the lawned garden extends out on all four sides. The river frontage extends to approximately 60ft which includes a private mooring dock measuring 27'10" x 14'5".

To the front and side of the property there is a raised, decked verandah which makes the most of the stunning views. There is outside lighting and a timber garden shed.



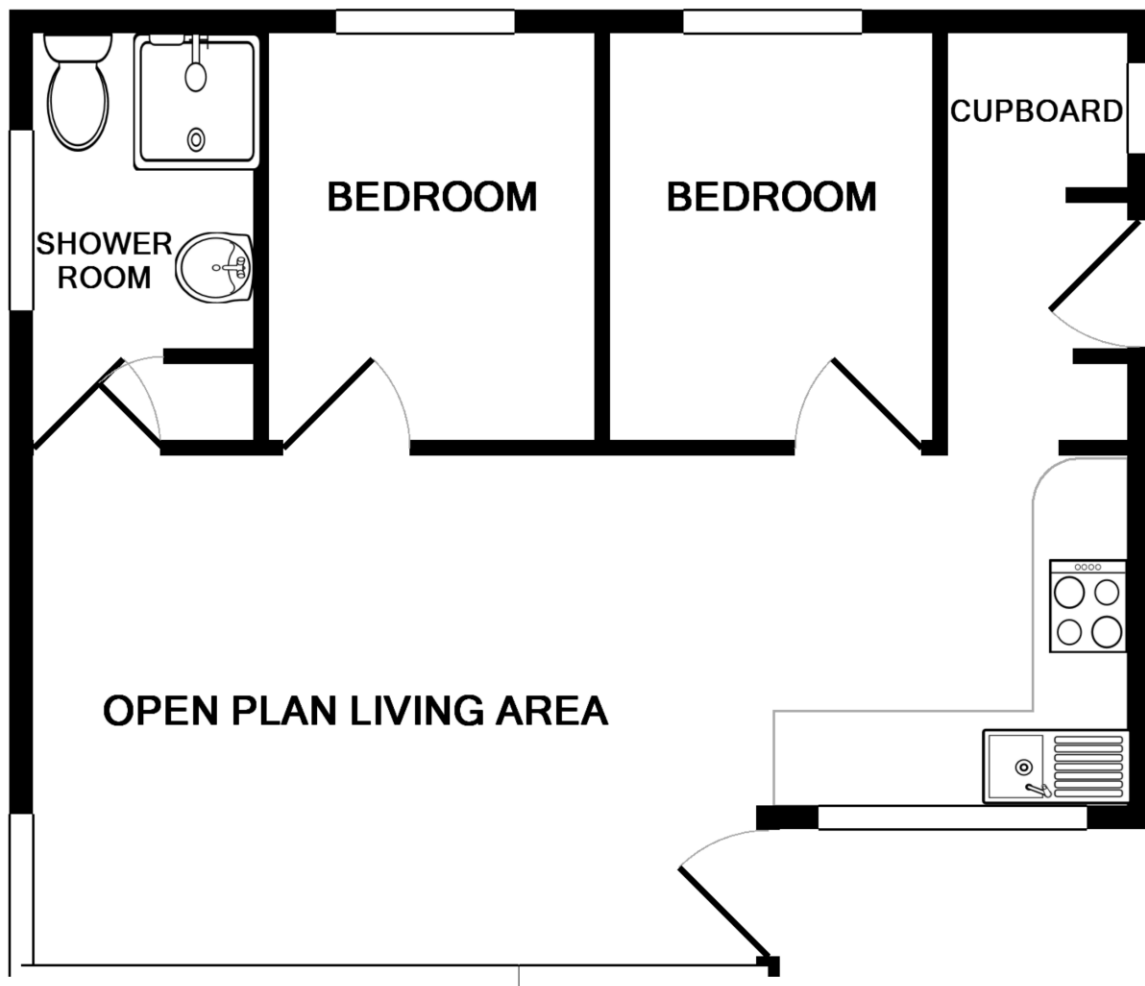
ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085

Ground Rent and Service Charge: £118.00 per annum

Access is via footpath and river only. The property also benefits from being opposite the staithe at Repps with Bastwick.



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	40
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.