



PENINSULA COTTAGES, WROXHAM
£230,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



JOSIE'S COTTAGE, 54 PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- Successful, well established holiday let
- Walking distance of Wroxham
- Ideal “lock up and leave”
- Right to moor a boat on site
- Off road parking

A perfectly placed 3 bedroom holiday cottage with views out over the water to both the front and the rear, set within a well regarded marina development within walking distance of the centre of Wroxham.

Currently being run as a successful, well established holiday let with off road parking for one car and the right to moor a boat on site, this property could also be the ideal “lock up and leave” second home.

The well proportioned accommodation consists of an entrance hall, cloakroom, open plan living room and kitchen, three bedrooms and a bathroom.

The property is available with no onward chain, with holiday bookings in place and contents available by separate negotiation.

ACCOMMODATION

Entrance Hall

Glazed front door, staircase to first floor, wall mounted heater, built in storage cupboard.

Cloakroom

Low level w/c, wash basin, wall mounted fan heater, window to front aspect.

Living Room: 16'10" x 16'5"

Patio doors to rear leading out onto an enclosed, decked seating area with views out over the water. Window to side, under stair cupboard, TV point, wall mounted heater. Open plan to:

Kitchen: 7'0" x 6'0"

Range of wall and floor mounted units with sink unit and drainer, electric cooker point, partially tiled walls, wall mounted heater. Window to front aspect with views out over the water.





FIRST FLOOR

Landing

Loft access.

Bedroom 1: 10'4" x 10'0"

Box bay window to front aspect with views out over the water.

Built in cupboard housing the hot water tank, built in wardrobe, wall mounted heater.

Bedroom 2: 12'8" x 8'5"

French doors to rear with a Juliet balcony looking out over the water. Built in wardrobe, wall mounted heater.

Bedroom 3: 10'10" x 9'10"

Window to rear with views out over the water, wall mounted heater.

Bathroom

Low level w/c, wash basin, panelled bath and shower, window to front aspect, wall mounted fan heater, shaver point.



OUTSIDE

To the front of the property is a communal gravelled area with seating and to the rear is an enclosed, decked area which looks out over the water.

The property benefits from one private off road parking space and the right to moor a boat on site.





ADDITIONAL INFORMATION

Tenure: Leasehold

Term: In excess of 900 years.

Annual ground rent and service charge approximately £200.

Suitable for use all year round but not as a permanent residence.

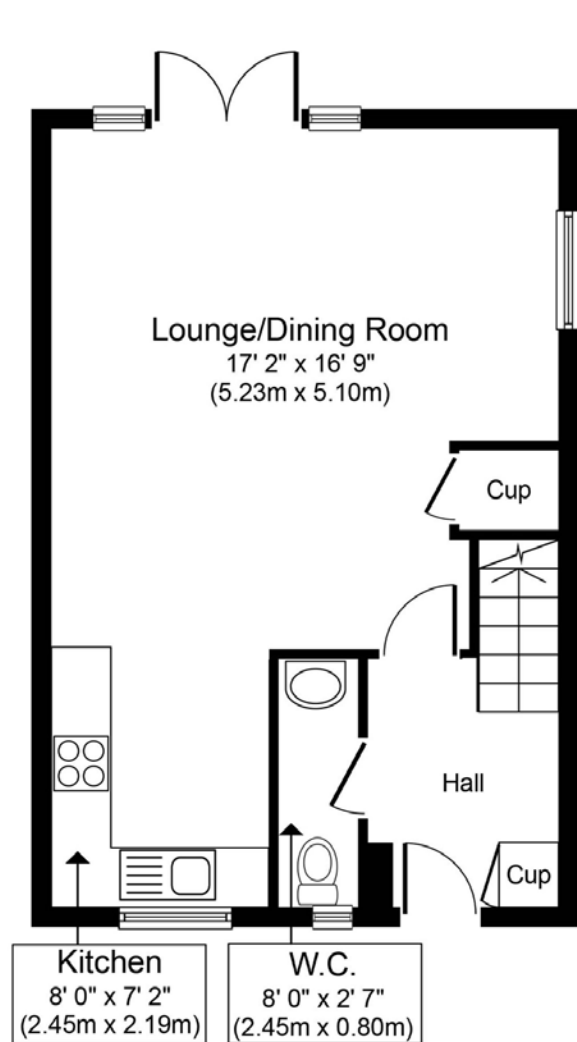


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

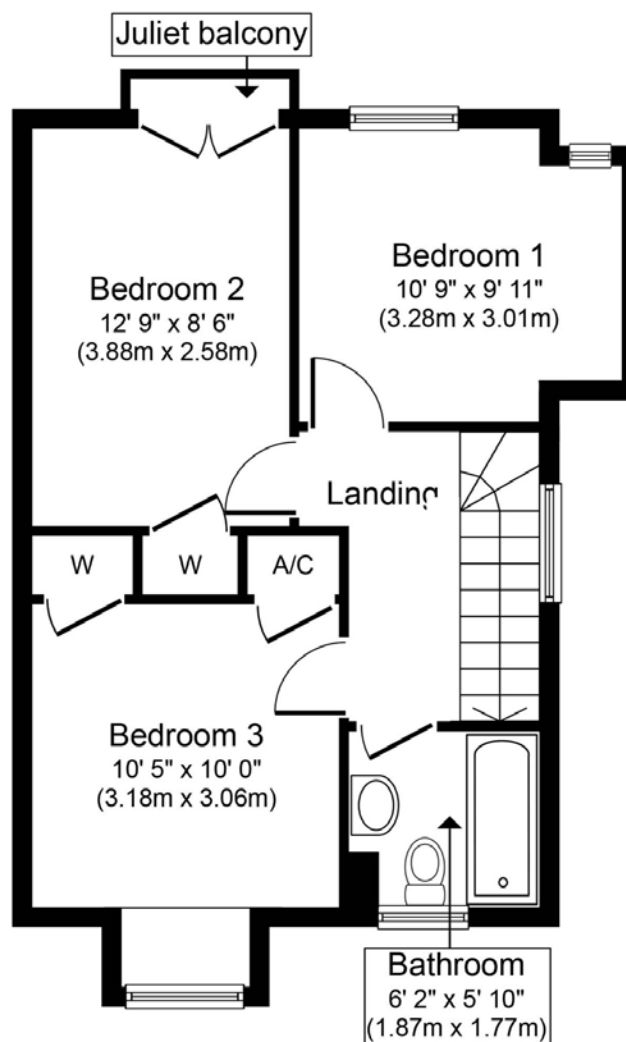
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



First Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)



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		85
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com