



RIVERBANK, REPPS WITH BASTWICK  
£169,995 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS



# RIVERBANK, REPPS WITH BASTWICK

- Detached riverside bungalow
- 65ft of private river frontage
- Private mooring dock 28'5" x 9'5"
- Picturesque views to front and back
- UPVC sealed unit double glazing
- Ideal second home or holiday let

A well presented riverside bungalow with 65ft of river frontage, a 28ft private mooring dock and far reaching views out over the River Thurne, an ideal retreat for anyone with a passion for boating, fishing and a gentler pace of life.

An amble along the riverside path leads back to Potter Heigham offering a range of amenities including two coffee shops, riverside pub, fishing tackle shop, boat and canoe hire and, of course, the famous discount superstore Lathams.

By boat you have access to the entire Norfolk Broads network and by car Horning is approximately 5 miles away, Wroxham approximately 9 miles away as is the beach at Winterton-on-Sea.

## ACCOMMODATION

### Kitchen: 11'4" x 9'7"

Full range of wall and floor mounted units with sink unit and drainer built in oven, hob and extractor fan, plumbing for washing machine, tiled splash backs, door to side, window to rear with views out over open countryside. Open plan to:

### Living Room: 19'3" x 10'10"

Two windows and sliding patio doors to front aspect making the most of the impressive river views. Wall lights, dimmer controls.

### Bedroom 1: 11'5" x 9'8"

Window to rear with open views. Panelled door.

### Bedroom 2: 9'7" x 7'10"

Window to rear, open views, panelled door.





### Shower Room

Low level w/c, vanity wash basin, shower enclosure, partially tiled walls, extractor fan, window to front aspect.

### OUTSIDE

Quay headed river frontage extending to approximately 65'10" including a mooring dock that measures approximately 28'5" x 9'15ft. The garden is laid to lawn with a decked seating area, outside lighting and a garden shed.



### ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085

Annual ground rent and service charge: £320.00 (2018)

Access is via footpath and river only.

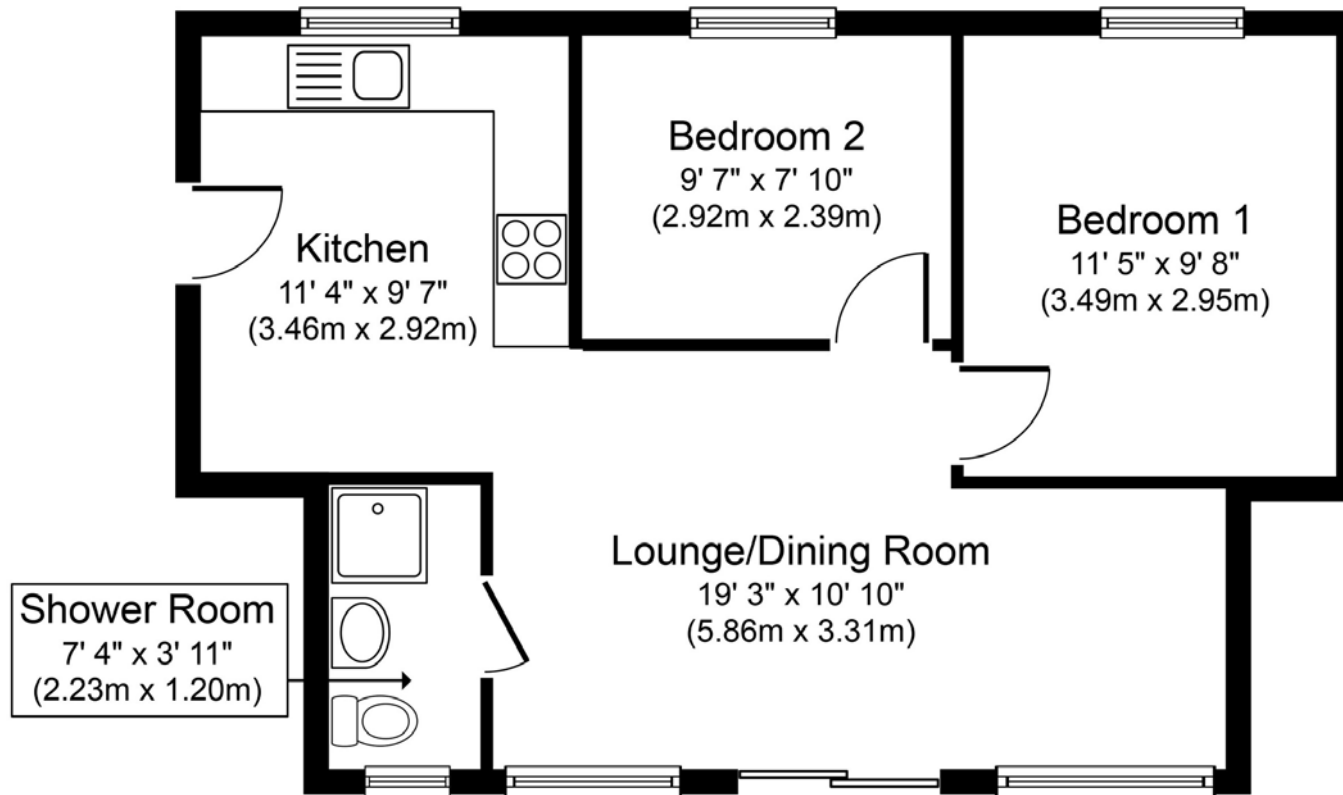


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.





Approximate Floor Area  
515 sq. ft.

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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