



MARTHAM RIVERBANK, MARTHAM  
£195,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





# MARTHAM RIVERBANK, MARTHAM

- Stunning, uninterrupted panoramic views
- Prized location, rarely available
- 60ft river frontage
- 30ft private dock
- Quiet and private setting
- Perfect for those with an interest in boating, fishing and birdwatching

Sought after location, rarely available.

Looking out over Heigham Holmes Nature Reserve, just as the River Thurne peels off towards Hickling Broad and Horsey Mere, this well kept and much loved riverside bungalow is the perfect Broads retreat.

With approximately 60ft of private quay heading directly onto the River Thurne, with a private 30ft dock, this property offers a truly tranquil setting with stunning, uninterrupted panoramic views out over the river to the front and out over open fields to the rear. Raised decking on both elevations provide the perfect vantage points to appreciate the ever changing views, including an abundance of local bird life.

The improved accommodation consists of a living room with large sliding patio doors, making the most of the views, a fitted kitchen, two bedrooms and an updated shower room.

Properties on this riverbank do not come to the market very often, so early viewing is strongly recommended.

## ACCOMMODATION

### **Living Room: 15'6" x 9'0"**

Large sliding patio doors providing impressive panoramic views out over the river and the nature reserve beyond, access out onto raised decking. Laminate flooring.

### **Kitchen: 9'0" x 7'5"**

Window and glazed door to side with views out over open countryside. Range of wall and floor mounted units with sink unit and drainer, built in double oven and hob, plumbing for washing machine. Laminate flooring.





### **Inner Hallway**

#### **Bedroom 1: 9'0" x 9'0"**

Window to side. Laminate flooring.

#### **Bedroom 2: 9'0" x 9'0"**

Window to side. Laminate flooring.

### **Shower Room**

Corner shower enclosure with electric shower, low level w/c and hand basin, window to rear, laminate flooring.

## **OUTSIDE**

The property sits in the centre of its plot with lawn gardens all around it.

The property offers approximately 60ft of quay headed river frontage directly onto the River Thurne, which also includes a private mooring dock measuring approximately 30ft x 9ft. Raised decking provides the perfect vantage point to take in the uninterrupted views. It is also the ideal spot to enjoy stunning sunsets!

Further decking to the rear looks out over open farmland, and there is also a 16ft storage shed. The plot is enclosed to the rear by fencing with gated access.

## **ADDITIONAL INFORMATION**

Tenure: Leasehold

Term: Expires 2085

Ground Rent and Service Charge: Approximately £215 per annum

Access 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.

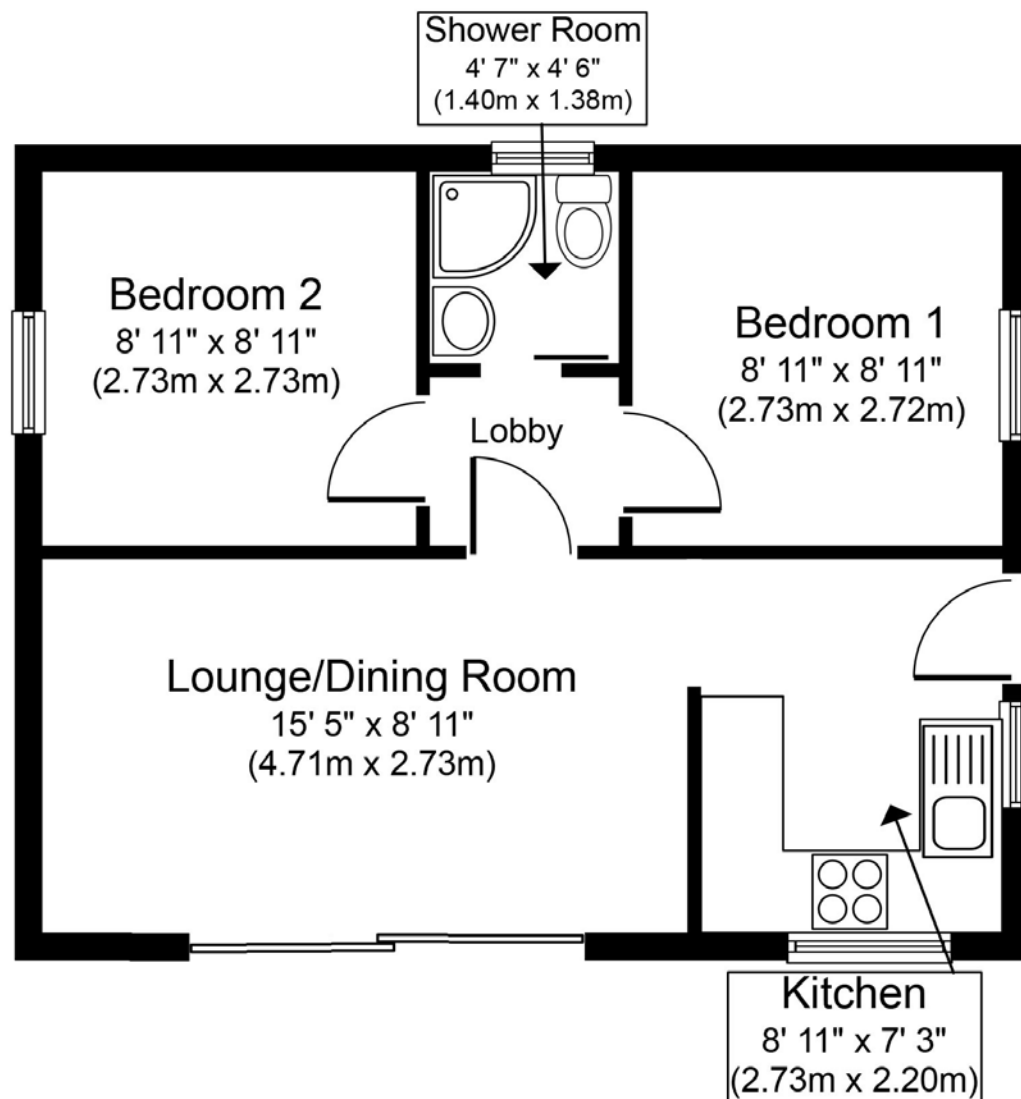
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.











**Approximate Floor Area**  
**420 sq. ft.**  
**(39.0 sq. m.)**

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	17	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC









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