



MARTHAM RIVERBANK, MARTHAM
£230,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



MARTHAM RIVERBANK, MARTHAM NR29 4RG

- Idyllic location with beautiful far reaching views
- 88ft river frontage with two mooring docks
- Two double bedrooms and two reception rooms
- Established holiday let
- Rarely available

A spacious, well-kept riverside bungalow with stunning, far reaching views out over the River Thurne and the nature reserve beyond. Offering private river frontage extending to approximately 88ft, including two mooring docks, one of which could easily be used or let independently of the main property.

The cottage occupies a highly prized, peaceful and picturesque position close to the end of navigation at the Martham end of the River Thurne and close to the turn in the river that leads to Horsey and Hickling.

Currently run as a well established holiday let (with the larger dock let separately), the property consists of a large living room, separate dining room, two double bedrooms, a generous galley kitchen and surprisingly spacious shower room.

For ease of maintenance the property is fully clad in UPVC with UPVC sealed unit double glazing throughout and electric heating.

Boasting an idyllic location, breathtaking views, well proportioned accommodation and two mooring docks, the cottage has much to recommend it. Early viewing is strongly advised.

ACCOMMODATION

Kitchen: 18'4" x 5'2"

Long galley kitchen with range of floor mounted units with sink unit and drainer, plumbing for washing machine, electric cooker point. Windows to rear, part glazed door to side, electric cooker point, wood panelling. Archway to:

Dining Room: 11'9" x 8'1"

Window to front aspect with far reaching river views. Wood panelled walls, wall mounted heater.



Living Room: 18'6" x 9'1"

Large French doors to front aspect with panoramic views. Coved ceiling, wall mounted heater, TV point.

Bedroom 1: 11'9" x 9'11"

Dual aspect with river views, wall mounted heater, panelled door.

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

Window to rear, wall mounted heater, vanity wash basin, panelled door.

Shower Room

Generous shower room with shower cubicle, low level w/c and vanity wash basin. Window to rear and side, fully tiled walls, coved ceiling, wall mounted heater, shaver point.

OUTSIDE

The property occupies a sought after position on a particularly peaceful stretch of the River Thurne, with impressive, uninterrupted views out over the water and beyond across the Heigham Holmes Nature Reserve.

The property offers private quay headed river frontage extending to approximately 88ft with two mooring docks. The first measures 22'0" x 9'0", the second dock is currently fenced off with its own gated access allowing this mooring to be used/rented independently of the cottage. The dock measures 38'0" x 12'9" with power and water.

The majority of the plot is laid to lawn with three sheds, two of which have electricity connected.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Current lease runs until 2085

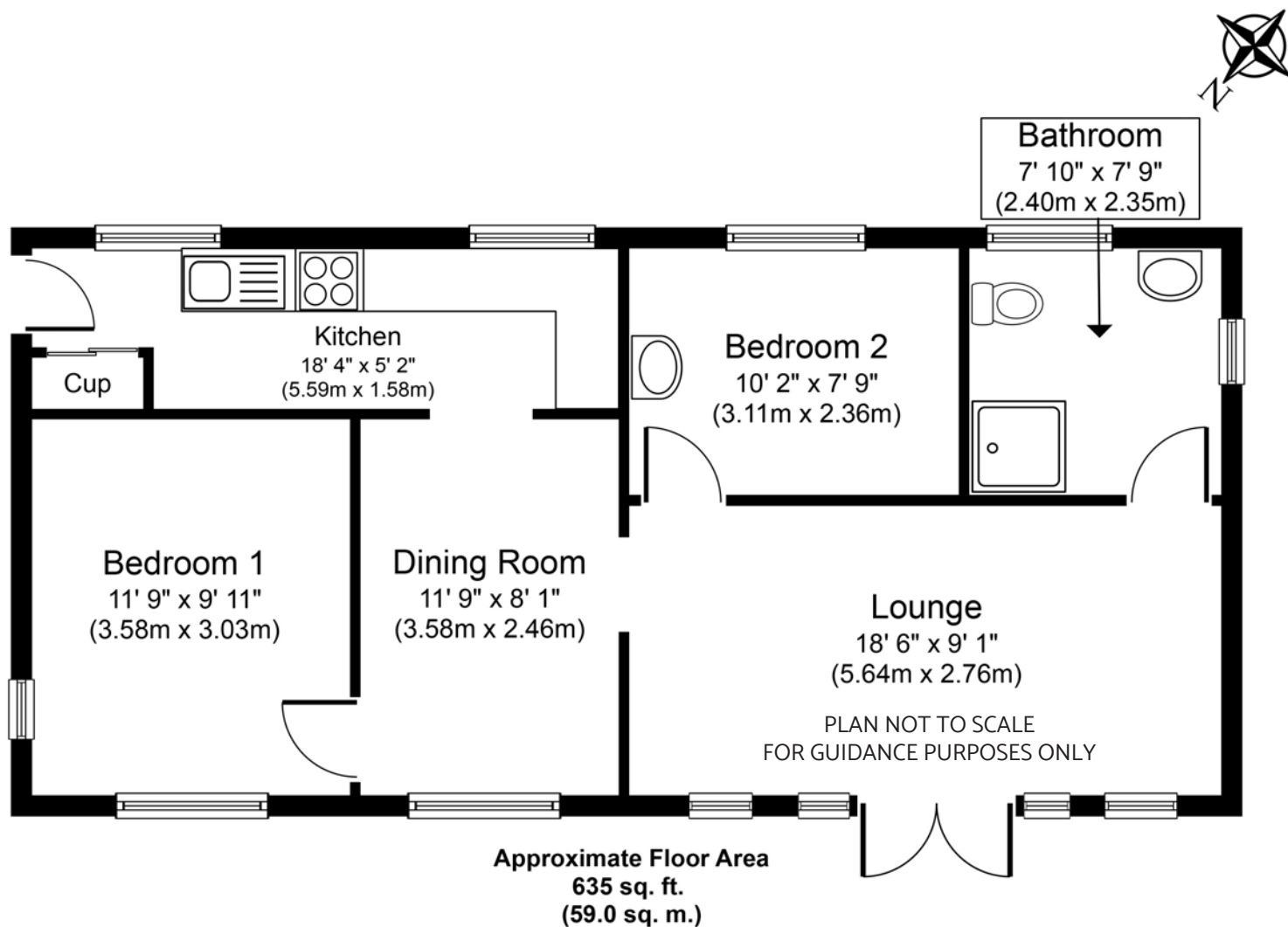
Ground Rent: £5.00 per annum

Service Charge: tbc

Access via footpath and river only.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
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.





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