



REPPS RIVERBANK, REPPS WITH BASTWICK
£210,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- 150ft long river frontage with two mooring docks
- Uninterrupted, far reaching views
- Perfect second home or holiday let
- Rebuilt and extended in 2005/2006
- No onward chain.
- Contents available by separate negotiation

Dramatically improved and extended by the current owners, this impressive riverside bungalow boasts one of the longest plots on the River Thurne with private quay heading extending to approximately 150ft including two private mooring docks. With uninterrupted, far reaching views both to the front and to the rear.

An extensive programme of improvements was carried out around 2005/2006 with the property being rebuilt, lifted and extended with a new roof and a completely refitted interior. Plumbing, wiring and insulation were all upgraded and additional features now include sealed unit double glazing and oil fired central heating.

The accommodation consists of a 28ft long garden room looking out over the river, a triple aspect living room which incorporates the kitchen area, a generous dual aspect double bedroom and an impressive shower room including a large multi jet shower enclosure.

Perfect for anyone with a passion for boating/fishing/wildlife etc with unspoilt, picturesque and far reaching views out over the River Thurne and out over rolling countryside to the rear.

Viewing strongly recommended.

ACCOMMODATION

Garden Room: 28'0 x 3'5"

Large picture window looking out over the River Thurne. Three radiators, laminate flooring, panelled ceiling.

Living Room: 18'8" x 7'10"

Split level, triple aspect reception room with far reaching views to the front and rear. The kitchen area consists of a sink unit and drainer with solid oak work tops with storage under. Laminate flooring, down lighters with dimmer controls, extractor fan. Windows to side and rear have built in blinds. Radiator, TV point, wall lights.



Shower Room

An impressive, well fitted shower room with low level w/c, vanity washbasin with a comprehensive range of fitted cupboards and a huge multi jet shower enclosure with two fitted seats and eight shower heads/jets. Down lighters, tiled floor, extractor fan.

Bedroom: 11'9" x 11'9"

Dual aspect with impressive river views, laminate flooring, three door built in wardrobe, TV point, two radiators, wall lights, loft access.

OUTSIDE

The property benefits from one of the longest plots on this section of the River Thurne, with private quay heading extending for approximately 150ft with two mooring docks, one measuring 52ft max (32ft min) x 9'6", and the other 21'6" x 6'0".

The garden is laid to lawn with outside power, water and light. There is a timber shed and a composting toilet, and a storage locker.

The property offers far reaching and unspoilt views out over the River Thurne and has a seating area to the rear to make the most of the views out over open farmland.

ADDITIONAL INFORMATION

Tenure: Leasehold (B lease). Further information on request.

Term: Current lease runs until 2085.

Services: Mains water and electricity. Oil central heating by radiators, holding tank drainage.

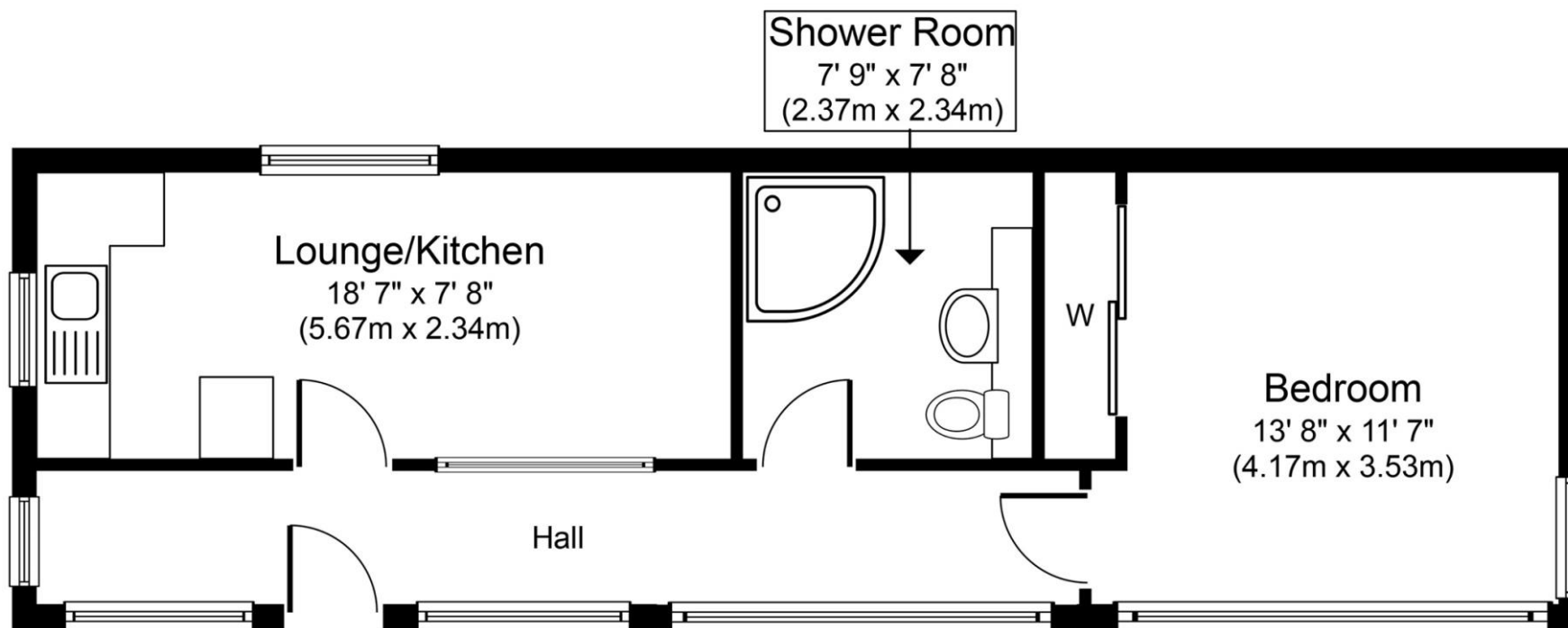
Access to the property is by river and footpath only.

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
474 sq. ft.
(44.0 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		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(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