



HOUSEBOAT, BELLS MARINA, BRUNDALL  
£65,000

**WATERSIDE**  
ESTATE AGENTS





# HOUSEBOAT, BELLS MARINA, THE DALES, BRUNDALL, NORFOLK NR13 5QA

- Much improved and renovated houseboat in a quiet, well regarded marina
- Local railway station nearby with access to Norwich and London
- New front deck/porch and new roof fitted in 2016
- Off road parking
- Communal riverside grounds

A rare opportunity to acquire a much improved houseboat in an impressive location, directly onto the River Yare, offering stunning panoramic views and a south facing aspect.

This perfect riverside retreat is set in a quiet, well regarded marina within walking distance of the centre of the village, which is well served by a varied selection of local amenities which include a railway station with direct access to Norwich (10-15 minutes), and onward to London Liverpool Street (approximately 2 hours).

The houseboat has been much improved by the current owners with renovations that have included remodelling of the interior with new kitchen and shower room, additional insulation, new front deck/porch and a new roof. New floats were also fitted in 2016.

Other features include UPVC sealed unit double glazing, electric heating and the marina provides off road parking and communal riverside grounds.

## ACCOMMODATION

### **Living Room: 11'8" x 9'9"**

Triple aspect with incredible panoramic river views, wall mounted heater, French doors leading out onto the front porch/covered deck which offers the perfect south facing vantage point to sit and watch life on the river pass you by. Open plan to:

### **Kitchen/Dining Room - L-shaped: 11'9" (5'1") x 11'5"**

Galley kitchen with range of fitted units with 1½ sink unit and drainer with built in oven, hob and extractor fan, built in fridge and freezer and integrated washer dryer. Dual aspect with river views, heated towel rail and down lighters.





## Shower Room

Upgraded shower room finished in a contemporary style with double shower enclosure, w/c, hand basin, heated towel rail, extractor fan and window to side.

## Bedroom: 11'9" x 8'3"

Dual aspect with river views. Range of fitted storage including two double wardrobes. Wall mounted heater, double doors.

## ADDITIONAL INFORMATION

Mooring Fee: £3,500 per annum.

Service Charge: £30 per quarter.

Not suitable as a permanent residence or holiday let.

Adults only.

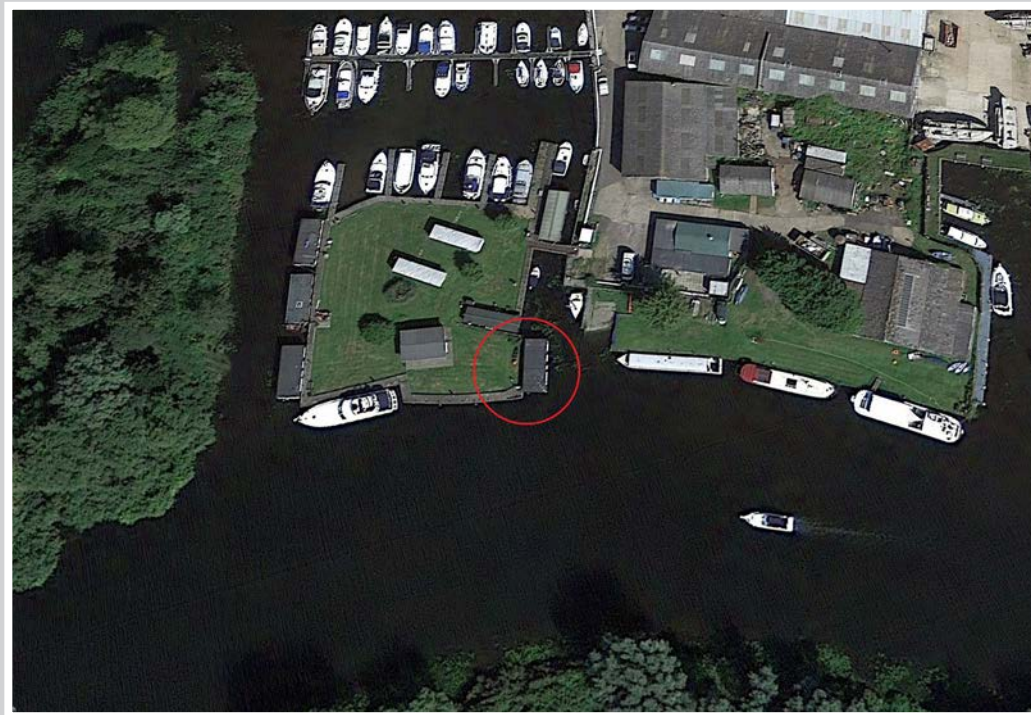
The process of buying this houseboat is closer to buying a boat, caravan or a car, so taking possession is much quicker than buying a property and going through the full conveyancing process.

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.













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

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)