



RIVERSIDE, REPPS WITH BASTWICK  
£200,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS







## RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- 3 bedroom detached riverside bungalow
- Approximately 70ft private river frontage
- 16ft x 11ft dock
- Raised sun deck
- Impressive views
- No onward chain

A well-placed and much loved three bedroom riverside bungalow set on the banks of the River Thurne with impressive views front and back, approximately 70ft of private river frontage, and a raised sun deck, perfect for watching life on the river float by.

The accommodation consists of an entrance lobby, galley kitchen, river facing living room, three bedrooms (two doubles and one single) and a bathroom with shower.

Other features include double glazing, a 16ft x 11ft mooring dock and no onward chain. Competitively priced, with huge potential, early viewing is recommended.

### ACCOMMODATION

#### Entrance Lobby

#### Bedroom 1: 12'3" x 10'0"

Dual aspect with windows to front and side with river views. Vanity wash basin and water heater. Sliding door.

#### Bathroom

Low level w/c, wash basin, panelled bath and shower fitted, fully tiled walls, wall mounted heater, extractor fan, downlighters, window to front aspect.

#### Galley Kitchen: 14'0" x 6'6"

Range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, window to rear with far reaching views out over farmland.



**Bedroom 2: 15'0" x 8'8"**

Window to front aspect with river views, vanity wash basin, wall mounted heater, built in double wardrobe with cupboards over.

**Living Room: 16'0" x 12'1"**

Dual aspect with picture windows to front aspect looking out over the River Thurne and views to the rear over the adjacent fields.

**Bedroom 3: 11'3" x 4'9"**

Window to side. (Could be knocked through into the living room to create a larger, triple aspect living space).

**Rear Lobby**

Door to rear.

**OUTSIDE**

The property enjoys approximately 70ft of private quay headed river frontage which includes a useful 16ft x 11ft dock. There is a lawned area and an enclosed and raised sun deck offering the ideal vantage point. There is external power and water as well as three sheds, one of which has power and plumbing for a washing machine and space for a tumble dryer.

To the rear of the property is a lawned garden area with far reaching views out over open fields.

**ADDITIONAL INFORMATION**

Tenure: leasehold

Term: 2085

Ground Rent: £5 per annum

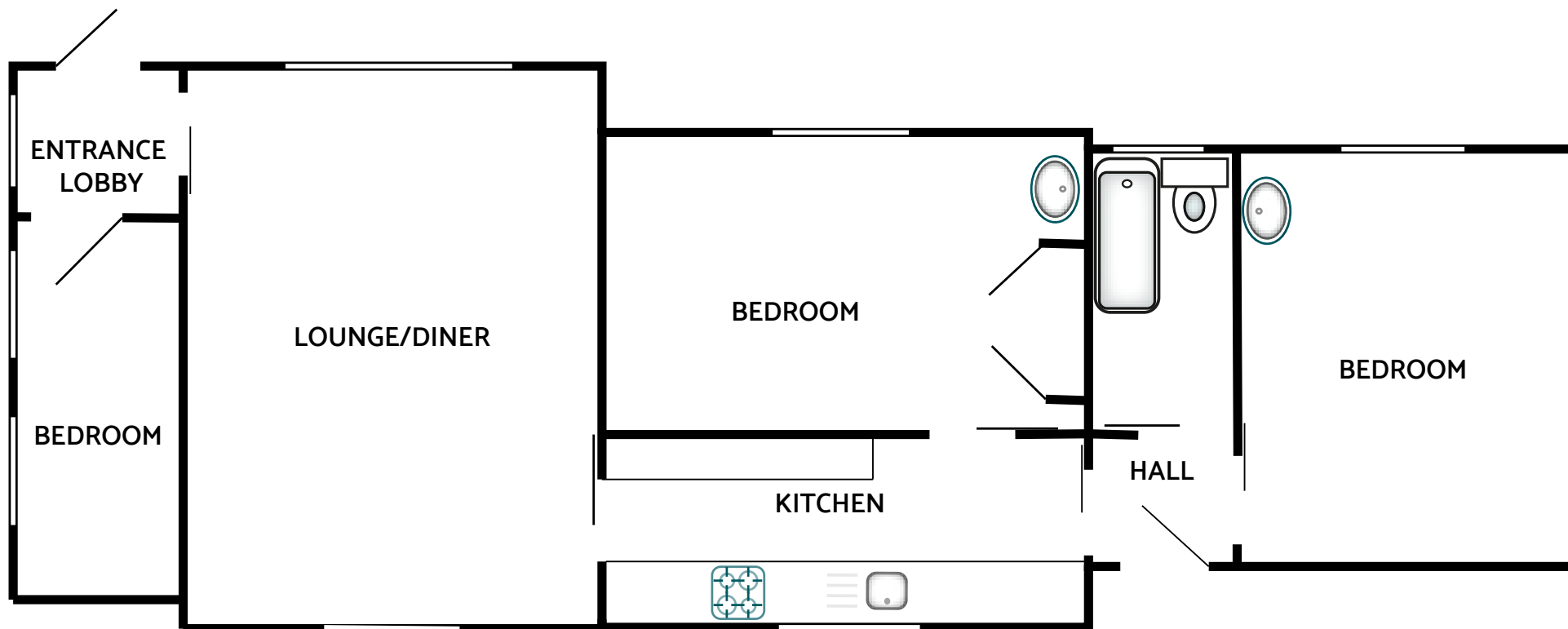
Service Charge: £115 per annum

Drainage tank: £40 per empty

Access to this property is via footpath and river only







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES 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.

Energy Efficiency Rating			
	Current	Poten	
Very energy efficient - lower running costs			
(92-100) <b>A</b>		83	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		22	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			













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