



MARTHAM RIVERBANK, REPPS WITH BASTWICK
£174,950 LEASEHOLD

WATERSIDE
ESTATE AGENTS



MARTHAM RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- Detached riverside bungalow with massive potential for improvement
- Incredibly private location
- Over 80ft of quay headed river frontage
- Impressive views
- Two double bedrooms
- 22ft long living room

Set in an incredibly private location with stunning views and over 80ft of quay headed river frontage, hidden away in between Repps with Bastwick and Martham; the perfect riverside retreat.

This detached timber-built riverside bungalow offers huge potential for improvement with a generous and completely private plot which is not overlooked, on the banks of the River Thurne.

The accommodation consists of a 22ft long L-shaped triple aspect living room, galley kitchen, two double bedrooms and a shower room.

The river frontage extends to over 80ft with a 23ft long mooring dock.

Surely one of the most private positions on the River Thurne. Early viewing is recommended.

ACCOMMODATION

Living Room: 22'6" x 8'1" (10'8" max)

Triple aspect living space with French doors leading out onto a covered verandah looking out over the river. Windows to side and rear offering far reaching views over open countryside.

Galley Kitchen: 8'10" x 5'9"

Range of wall and floor mounted units with sink unit and drainer. Dual aspect with river views.



Bedroom 1: 13'6" x 8'1"

Window to rear with far reaching views, double wardrobe.

Shower Room

Shower enclosure, low level w/c, wash basin, plumbing for washing machine, heated towel rail, windows to side and rear, door to rear. Door to:

Bedroom 2: 9'10" x 9'1"

Window and door to front aspect with river views, window to side, five door built in wardrobe/cupboards.

OUTSIDE

The property enjoys a particularly private position on the banks of the River Thurne, set at the far end of the Repps/Martham bank. Well screened from its closest neighbours and with nothing on the riverbank directly opposite, this property is perfectly placed to provide a tranquil riverside retreat.

The river frontage runs to over 80ft and there is a private mooring dock measuring approximately 23ft x 9ft.

ADDITIONAL INFORMATION

Tenure: Leasehold (B Lease)

Ground Rent and Service Charge: Approximately £2,000 per annum

Services: Mains water and electricity. Holding tank drainage.

This property is accessible via river and footpath only.

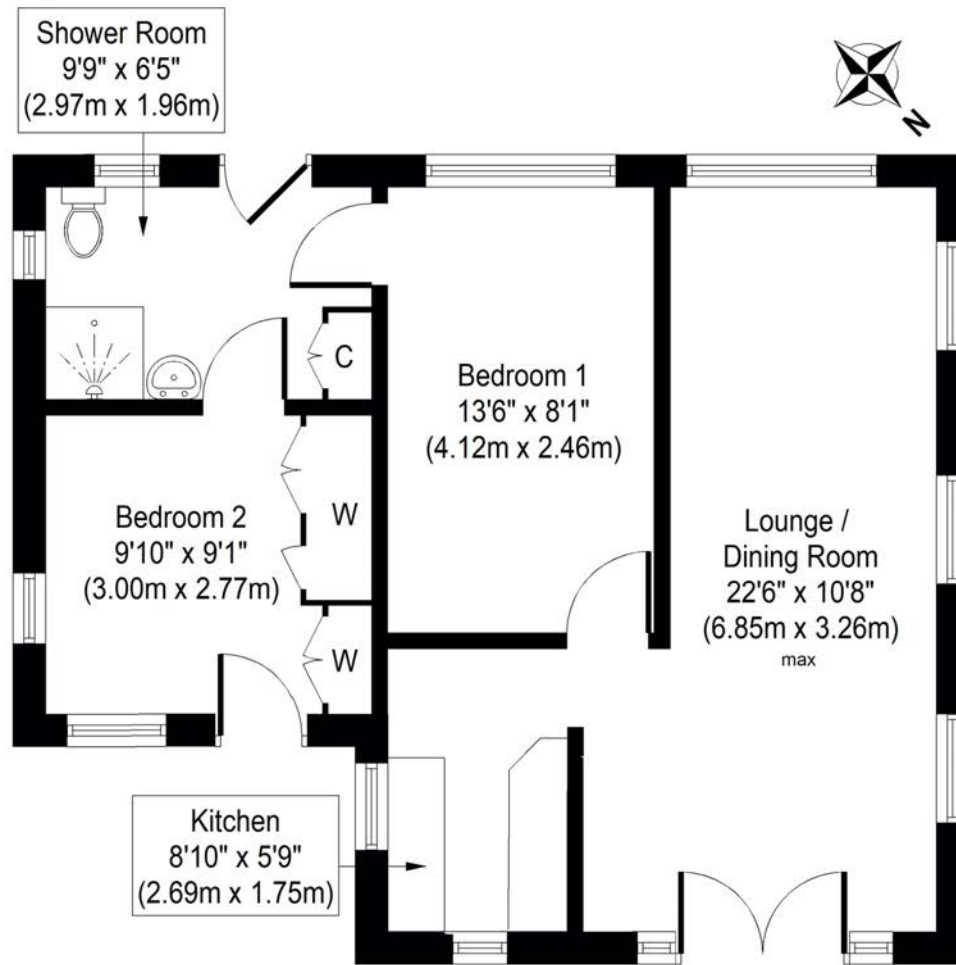
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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
537 Sq. ft.
(49.9 Sq. m.)

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	1	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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