



MARTHAM RIVERBANK, REPPS WITH BASTWICK
£150,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



MARTHAM RIVERBANK, REPPS WITH BASTWICK NR29 5JZ

- Detached riverside bungalow
- 57ft of private river frontage
- 26'6" x 10'10" mooring dock
- Scope for further improvement
- Far reaching views both front and back
- UPVC sealed unit double glazing
- No onward chain

A detached two bedroom riverside bungalow set on the banks of the River Thurne with approximately 57ft of private river frontage and including a 26ft long mooring dock.

With plenty of scope for further improvement, impressive views both front and back and no onward chain, early viewing is strongly recommended.

ACCOMMODATION

Living Room: 20'10" (24'11" max) x 9'10"

Generous triple aspect living space, incorporating the kitchen.

Sink unit and drainer with storage cupboards and an electric cooker point. Wooden floor, high angled ceilings. Box bay window to front aspect with river views. Down lighters.

Bedroom 1: 10'6" x 7'8"

Window to side. High angle ceiling, wooden floor and panelled door.

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

Window to rear with views over open countryside, high angled ceiling, wooden floor, panelled door.



Shower Room

Fitted shower, low level w/c, vanity wash basin, window to side.

OUTSIDE

The total plot measures approximately 57ft x 50ft and is laid mainly to lawn with a private mooring dock measuring 26'6" x 10'10".

Decking wraps around three sides of the property, and there is a timber shed.

ADDITIONAL INFORMATION

Tenure: Leasehold (B Lease)

Term: Lease runs until 2085

Ground Rent and Service Charge: TBC

Services: Mains water and electricity. Drainage via a holding tank: £40 per empty.

Access: This property is only accessible by footpath and river.

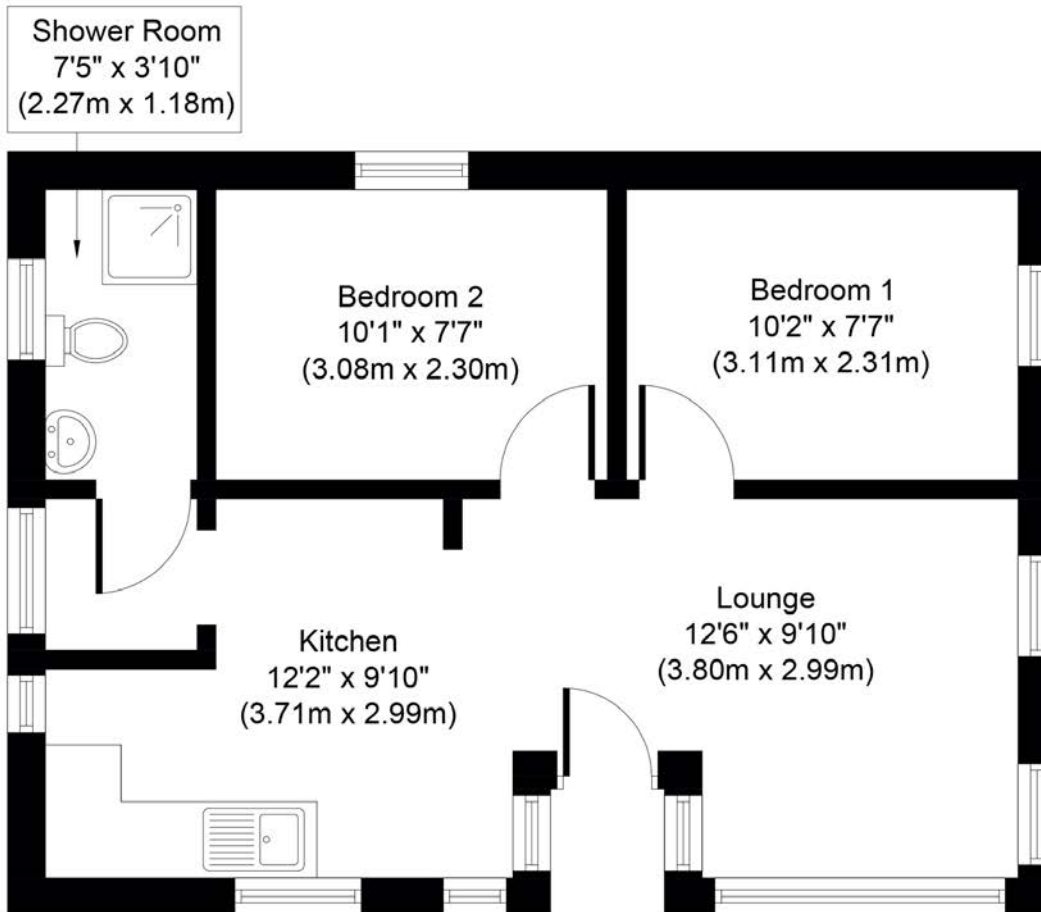
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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
436 Sq. ft.
(40.5 Sq. m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	
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