



MARTHAM RIVERBANK, REPPS WITH BASTWICK
£179,500 LEASEHOLD

WATERSIDE
ESTATE AGENTS



MARTHAM RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- Far reaching views over the River Thurne and open fields
- Recently improved, with new quay heading and decking
- Dual aspect living room, two double bedrooms
- Private river frontage extending to approx 60ft
- Additional side on mooring

A much improved detached riverside bungalow offering impressive far reaching views over the River Thurne, as well as out over open fields.

The recently completed programme of improvements includes a new roof, newly fitted shower room and fully replaced quay heading and decking.

The accommodation consists of a dual aspect living room, kitchen, utility area, shower room and two double bedrooms. The private river frontage extends to approximately 60ft with an additional side mooring measuring approximately 18'6" x 6'8".

Ideal for those with an interest in fishing, boating and wildlife and perfect as a second home and/or holiday let, set on the quieter Martham side of Potter Heigham Bridge.

ACCOMMODATION

Living Room: 13'0" x 12'0"

Dual aspect with sealed unit double glazed windows to front and side with river views. Angled ceiling, laminate flooring, oil fired warm air heater, UPVC partially glazed front door.

Kitchen: 7'9" x 7'3"

Range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, laminate flooring, partially tiled walls and an angled ceiling.

Utility Area

Plumbing for washing machine, space for a fridge freezer. Laminate flooring.



Shower Room

Fully refitted in 2020. Double shower enclosure, vanity wash basin, low level w/c, two wall mounted heaters, window to side, laminate flooring.

Bedroom 1: 10'2" x 7'2"

Window to rear with far reaching views, sliding panelled door and laminate flooring.

Bedroom 2: 10'2" x 6'6"

Window to rear with unspoilt views. Laminate flooring, sliding panelled door.

OUTSIDE

To the front of the property is a raised, decked seating area offering the perfect vantage point to make the most of the attractive river views.

The renewed quay heading extends to approximately 60ft with further moorings available to the side measuring approximately 18'6" x 6'8".

The rear of the plot is south facing with two storage sheds and open, far reaching views out over the adjacent farmland.

ADDITIONAL INFORMATION

Tenure: Leasehold (B Lease)

Term: Expires 2085

Ground Rent and Service Charge: Approximately £1,800 per annum

Services: Mains water and electricity. Holding tank drainage.

Access: The property is accessible via footpath and river only.

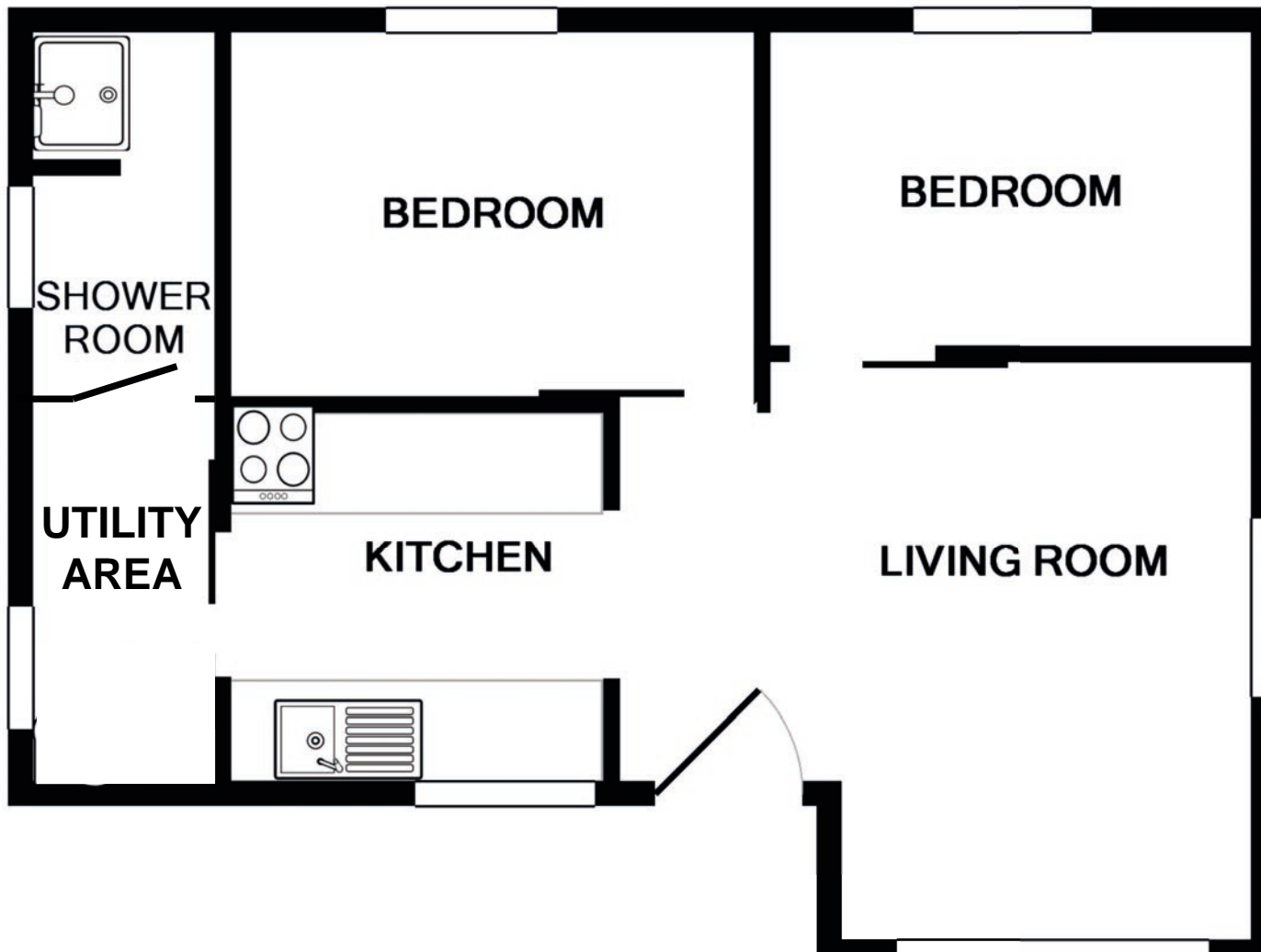
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.


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	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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