



EPENINSULA COTTAGES, WROXHAM  
OFFERS IN EXCESS OF £243,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS



# PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- Much improved 2 bedroom holiday cottage
- Impressive river views
- Walking distance of the centre of Wroxham
- Successful holiday let, available fully furnished
- Updated shower room, double glazing and heating
- Private parking

A perfectly placed and much improved 2 bedroom holiday cottage offering impressive far reaching views out over the River Bure, a sunny south easterly aspect and well proportioned accommodation all within walking distance of the centre of Wroxham.

Currently run as a very successful well-established holiday let, available fully furnished (by negotiation). The accommodation comprises an entrance hall, triple aspect open plan living space, two bedrooms and an updated shower room. All of the windows have been replaced with UPVC sealed unit double glazing, the electric heaters have all been upgraded and the property benefits from the use of the riverside communal grounds and private car park.

No onward chain, early viewing is essential.

## ACCOMMODATION

### Entrance Hall

Part glazed front door, hanging space, built in cupboard housing the hot water tank.

**Triple Aspect Open Plan Living Space: 20'10" x 12'11" max**

**Living Area: 13'4" x 12'11"**

French doors to rear leading out onto a raised south east facing seating area with impressive views out over the River Bure. Window to side, wall mounted electric heater, staircase to first floor.

**Kitchen Area: 8'0" x 7'6"**

Range of wall and floor mounted units with sink unit and drainer, electric cooker point and window to front aspect with views out over the marina.



## FIRST FLOOR

Loft access.

### **Bedroom 1: 9'9" x 9'8"**

Window to rear with river views. Wall mounted heater, built in cupboard.

### **Bedroom 2: 9'7" x 7'10"**

Velux window to front aspect, built in cupboard, wall mounted heater.

### **Shower Room**

Shower enclosure, vanity wash basin, w/c, partially tiled walls, Velux window to front aspect.

## OUTSIDE

Enterprise has its own raised seating area which looks out over the well maintained communal gardens and the River Bure beyond.

There is off road parking for one car.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: In excess of 900 years

Ground Rent and Service Charge: Approximately £2,100 per annum

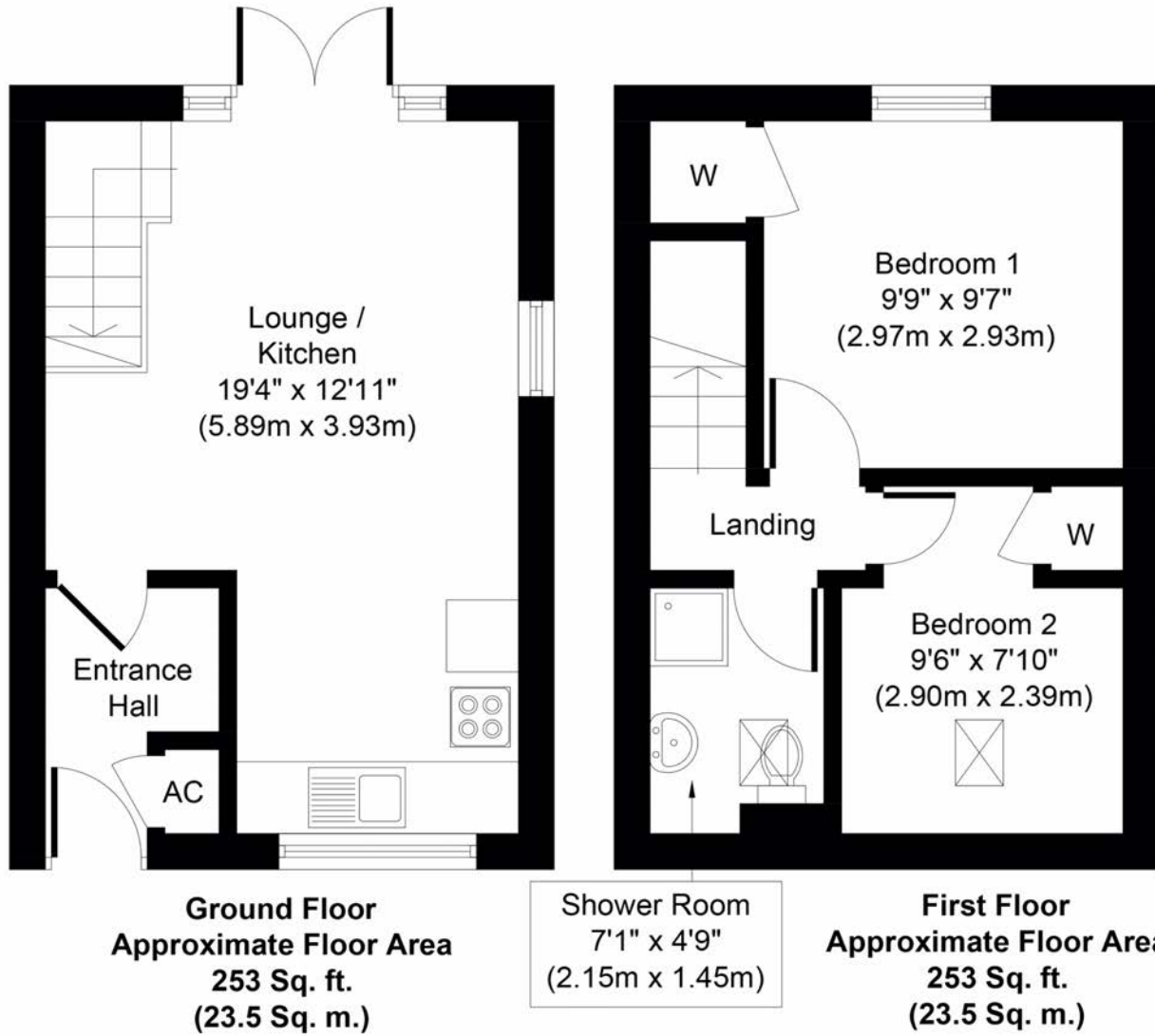
Occupancy: Suitable for use all year round, but not as a sole or main home.

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.





PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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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