



RIVERSIDE, MARTHAM
£210,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





RIVERSIDE, MARTHAM, NORFOLK NR29 4RG

- Recently re-built riverside bungalow
- Completed in 2017
- Peaceful and private location
- 31ft river frontage
- 23'6" x 9'0" mooring dock
- Low maintenance, no chain
- Sought after location
- Sealed unit double glazing with integral blinds.

A recently re-built riverside bungalow set on the banks of the River Thurne at the sought after and rarely available Martham Ferry section of river. Short distance from road, and ideal for those with limited mobility.

Built in 2017, finished to a high standard with contemporary levels of insulation throughout. This low maintenance property offers panoramic river views, with nothing on the opposite banks, private quay headed river frontage extending to approximately 31ft including a mooring dock 23'6" x 9'0".

No onward chain, early viewing is recommended.

ACCOMMODATION

L-Shaped Open Plan Living Space: 14'6" x 17'11" maximum

Living Area: 14'6" x 8'8"

Triple aspect with French doors to front aspect leading out onto the front deck. Window to rear with views out over open countryside.

Wall mounted electric fire. Part Glazed door to side, loft hatch with pull down ladder leading to a fully boarded loft space with light and power.

Kitchen Area

Range of wall and floor mounted storage units with sink unit and drainer. Built in oven, hob, microwave/combi oven, dishwasher and fridge/freezer. Plumbing for washing machine.



Bedroom Area: 9'0" x 6'7"

French doors out onto front deck with impressive river views.

Wall lights and wall mounted air conditioning unit. Sliding partition.

Shower Room

Low level w/c, hand basin, shower enclosure. Partially tiled walls, tiled floor, window to side.

OUTSIDE

Enclosed by fencing with gated access, the plot is paved and decked for ease of maintenance. There is external power, water and lighting with river frontage extending to approximately 31ft with a mooring dock measuring 23'6" x 9'0".

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires 2085

Services: Mains electricity and water, holding tank drainage. Air conditioning via air source heat pump.

Ground Rent and Service Charge: Circa £125 per annum

Holding tank emptying: £45 per empty

Access: Only accessible by footpath and river. No road access.

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.

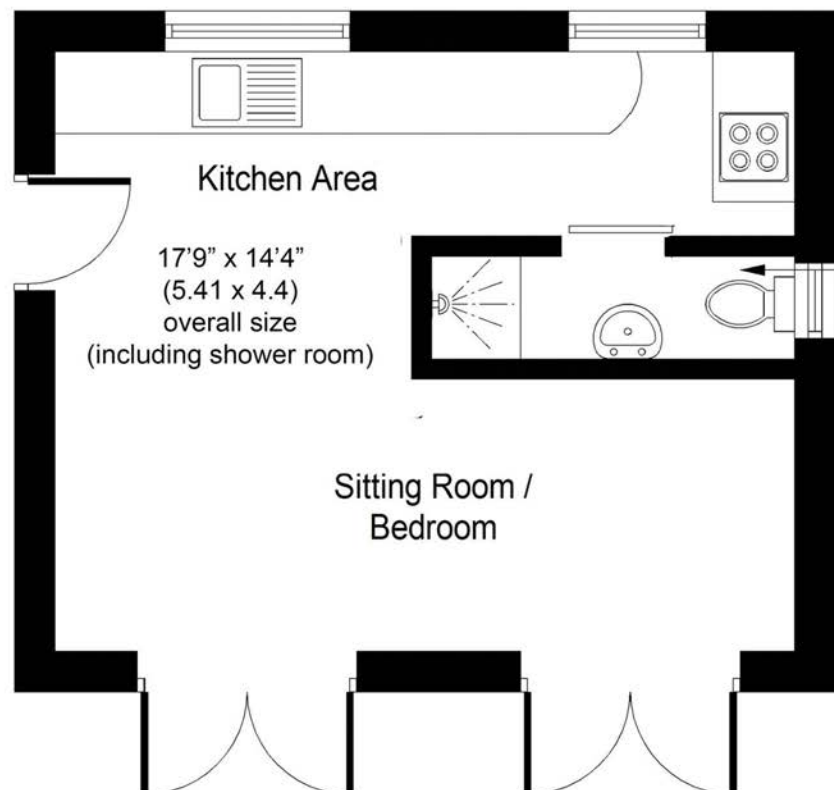
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.









Kitchen Area
17'9" x 14'4"
(5.41 x 4.4)
overall size
(including shower room)

Shower Room
8'9" x 2'6"
(2.66m x 0.77m)

Sitting Room /
Bedroom

Approximate Floor Area
256 Sq. ft.
(23.8 Sq. m.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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