



FERRY MARINA, HORNING
£325,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





FERRY MARINA, HORNING, NORFOLK NR12 8PS

- Immaculate end town house
- Sought after marina setting
- Private parking and 25ft long mooring
- Upgraded, bathroom and heating and full UPVC double glazing
- Far reaching views and south facing aspect
- Perfect holiday let/second home

An immaculately kept two bedroom end townhouse set in a highly regarded marina, just off the River Bure. Comprehensively improved by the current owners and offering private parking, a 25ft long mooring and southerly aspect.

Built in the late 1980s, the current owners have enhanced the entire property with updated bathroom, the addition of a ground floor cloakroom, full UPVC sealed unit double glazing, upgraded electric heaters, replacement carpets and full redecoration.

With far reaching views out over the marina and out towards the River Bure.

Suitable as a low maintenance second home or as a well-equipped, perfectly placed holiday let with full contents available by separate negotiation.

ACCOMMODATION

Entrance Hall

Part glazed front door, window to front aspect.

Cloakroom

Low level w/c, hand basin, coved ceiling, extractor fan.

Living Room: 17'7" x 13'3"

French doors leading out onto a south-facing patio. Two wall-mounted electric heaters, coved ceiling, staircase to first floor. Open plan to:



Kitchen: 6'10" x 6'4"

Range of wall and floor mounted units with sink unit and drainer, built-in double oven, hob and extractor hood.

Tiled splashbacks, coved ceiling and window to front aspect with marina view.

FIRST FLOOR

Landing

Built-in airing cupboard.

Bedroom 1: 9'10 x 9'10"

Window to rear looking out over the mooring, marina and the river beyond. Wall-mounted heater, built-in wardrobe, coved ceiling.

Bathroom

Low level w/c, washbasin, panelled bath with electric shower and screen.

Fully tiled walls, coved ceiling, heated towel rail, shaver point, wall mounted heater, window to side.

Bedroom 2: 11'0" x 8'0"

Window to front aspect. Wall-mounted heater, built-in wardrobe, coved ceiling.





OUTSIDE

South facing patio with outside lighting. Area of lawned garden leading to a stern on private mooring measuring 25ft x 10ft. Exclusive car parking space in the nearby car park.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: All year round but not as a permanent residence.

Services: Mains water, drainage and electricity.

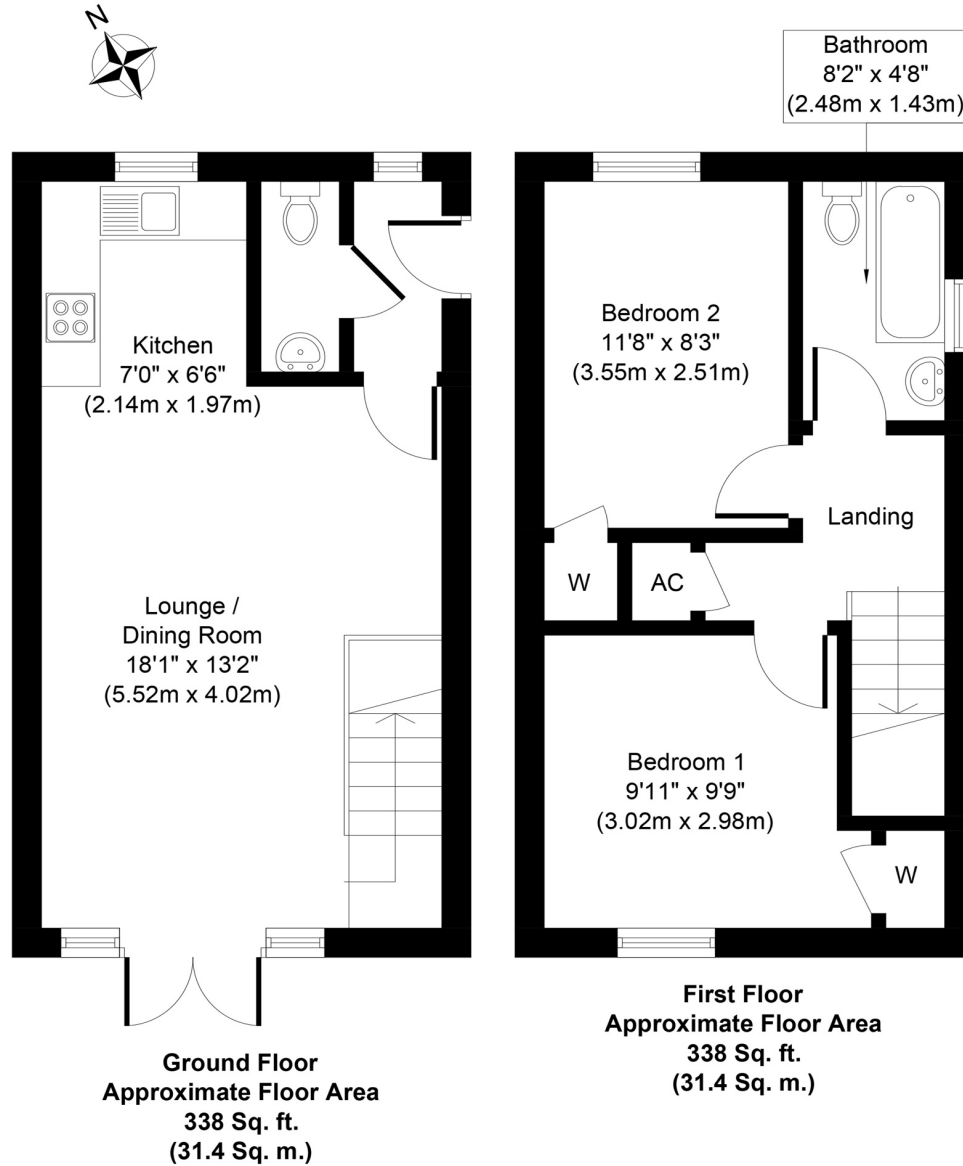
No onward chain.

Full contents available by separate negotiation.

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



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