



NORTH WEST RIVERBANK, POTTER HEIGHAM
£235,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH WEST RIVERBANK, POTTER HEIGHAM NR29 5ND

- Detached two bedroom riverside bungalow
- 60ft river frontage
- Two mooring docks
- Impressive views front and back
- South facing plot
- No onward chain

A detached two bedroom riverside bungalow, set on the banks of the River Thurne offering two mooring docks within a total river frontage that extends to approximately 60ft with impressive far reaching views to both the front and the back.

Thought to date back to the 1950s and owned by the sellers for 30 years, the property is the perfect base from which to explore and enjoy the Norfolk Broads.

The accommodation consists of an L-shaped living room, compact kitchen, two double bedrooms, shower room and separate cloakroom.

The front garden is laid to lawn with a raised, decked sun terrace making the most of the river views and the south easterly aspect.

Mooring is available in two private docks, one of which is covered. Ideal for anyone who wants the Broads lifestyle with plenty of scope to be updated and personalised. Early viewing is recommended.

ACCOMMODATION

L-Shaped Living Room: 13'9" x 8'9" (14'0" max)

Triple aspect with large UPVC sealed unit double glazed French doors leading out onto the raised sun deck. Panoramic river views. Built in cupboard.

Kitchen: 7'0" x 5'4"

Small but with everything you need with stunning views out over open countryside. Wall and floor mounted storage units, sink unit and drainer, partially tiled walls, electric cooker.



Bedroom 1: 9'10" x 7'6"

Dual aspect with impressive river views. Fitted vanity wash basin with wardrobe. Sliding door to:

Shower Room

Fully tiled walls, shower cubicle.

Bedroom 2: 9'10" x 7'8"

Dual aspect with far reaching river views.

Rear Lobby

Door to rear.

Cloakroom

Low level w/c.

OUTSIDE

The majority of the plot is to the front of the property with approximately 60ft of private quay headed river frontage. There are two mooring docks, one measuring 22' x 7'5" and the other covered dock measures 21' x 8'6".

The garden is laid mainly to lawn with a raised sun deck which faces south east.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085

Ground Rent and Service Charge: £125 per annum

Services: Mains electricity, water and drainage. UPVC sealed unit double glazing.

Most contents will remain.

Only accessible by river and footpath.





EPC AND FLOORPLAN TO FOLLOW

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.





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