



REPPS RIVERBANK, REPPS WITH BASTWICK
£220,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- 1 bedroom detached riverside bungalow
- Perfect riverside retreat
- Moorings to front and side
- Impressive views to front and back
- UPVC sealed unit double glazing

A well maintained and much loved detached riverside bungalow, set on the banks of the River Thurne with panoramic river views and the facility to moor to the front and side of the plot.

A perfect riverside retreat, completely re-clad in 2015, and the quay heading was renewed in 2019.

The well-proportioned accommodation comprises an entrance lobby, bathroom with corner Jacuzzi bath and shower, triple aspect living room with impressive river views, galley kitchen with appliances and a double bedroom.

An ideal holiday let or second home, suitable for anyone with an interest in boating, fishing or simply enjoying life on the river, with 25ft of private river frontage and a side berth extending to approximately 20ft.

ACCOMMODATION

Entrance Lobby

Part glazed front door.

Bathroom:

Low level w/c, vanity wash basin, corner Jacuzzi bath with fitted shower above, heated towel rail, window to side, extractor fan, partially tiled walls, panelled door.

Living Room: 13'9" x 13'9"

Triple aspect with panoramic river views. Sliding patio doors leading out onto the waterside garden. High panelled ceiling, ceiling fan.



Kitchen: 9'3" x 4'10"

Range of wall and floor mounted units with sink unit and drainer. Built in oven, hob and extractor hood. Partially tiled walls and window to rear.

Bedroom: 9'2" x 8'6"

Window to rear, fitted wardrobe.

OUTSIDE

Lawned gardens to front and side with replacement quay heading fitted in 2019, and a storage shed at the side of the property, approximately 7ft x 3ft.

Mooring is possible to the front, extending to approximately 25ft as well as to the side, extending to approximately 20ft.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Runs until 2085

Ground Rent and Service Charge: Circa £300 per annum

Holding tank drainage: £50 per empty

Mains water and electricity connected.

Please note that this property is accessible via footpath and river only.

Some exterior photos were taken in 2020.

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.

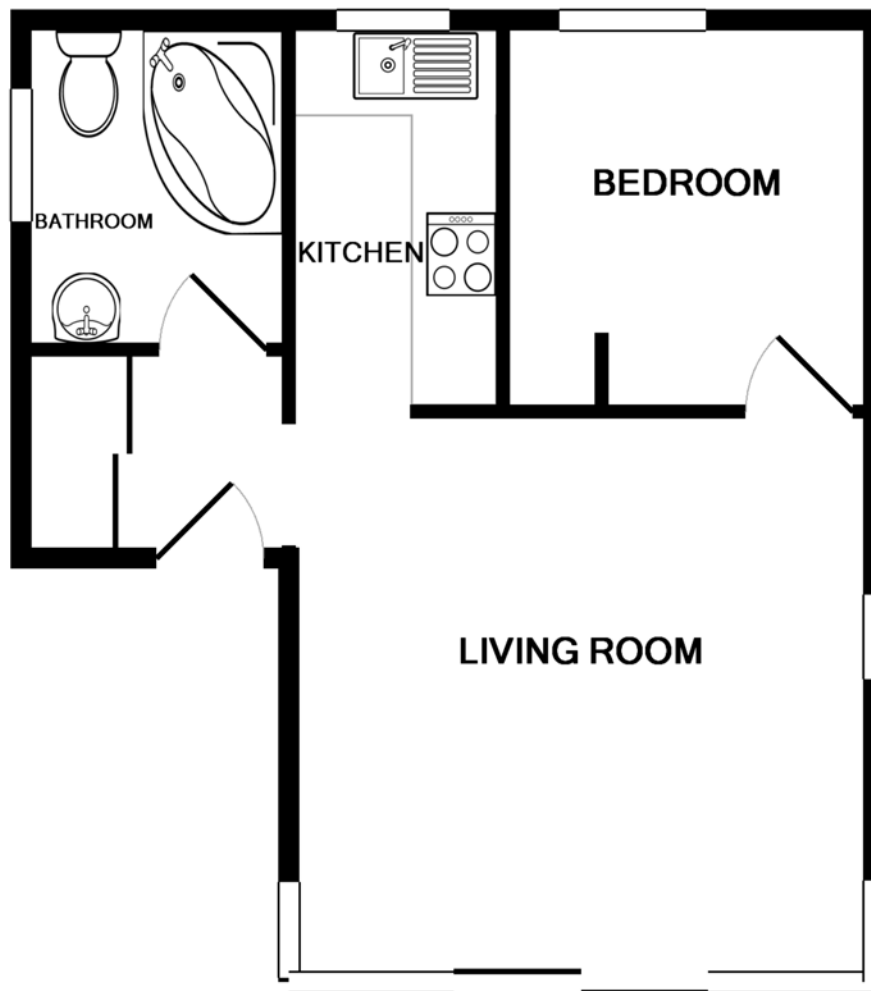
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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









TOTAL APPROX. FLOOR AREA 383 SQ.FT. (35.6 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	10	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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