



REPPS RIVERBANK, REPPS WITH BASTWICK
£285,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- Well presented 3 bedroom riverside bungalow
- 65ft of private river frontage including a 30ft long mooring dock
- Triple aspect living room
- Impressive view to both front and back
- Upgraded heating
- Spacious bathroom
- Most contents included
- Car parking space available to buy by separate negotiation

A well presented detached riverside bungalow with 3 bedrooms and a 30ft private mooring dock.

Located on the banks of the River Thurne, at the heart of the Norfolk Broads, The property's accommodation consists of an entrance hall/utility room, kitchen, living room, 3 bedrooms and a bathroom.

Features include UPVC sealed unit double glazing, kitchen with built in oven and hob, bathroom with bath and shower, impressive views front and back and total river frontage extending to approximately 65ft.

ACCOMMODATION

Entrance Hall/Utility Room: 9'0" x 5'8"

With plumbing for automatic washing machine, door to rear. Laminate flooring.

Bedroom 3: 7'11" x 5'7"

Window to side with river view.



Kitchen: 8'9" x 8'9"

Range of wall and floor mounted storage units with sink unit and drainer, built in electric oven, hob and extractor fan, partially tiled walls, window to rear with views out over open countryside.

Living Room: 17'1" x 12'1"

Light, triple aspect room with double doors leading out to the river with leaded and stained panels above. Feature leaded and stained window to rear (not double glazed). Views out over the water and the countryside beyond. Built in airing cupboard and a built in store cupboard. Laminate flooring.

Bedroom 1: 9'0" x 8'0"

Feature bay window to front aspect, picture rail, panelled door, wall light points.

Bedroom 2: 9'0" x 8'0"

Feature bay window to front aspect. Wall light points, panelled door. Laminate flooring.

Bathroom

Panelled bath with shower attachment and electric shower over. W/c, wash basin, heated towel rail, window to rear, partially tiled walls.





OUTSIDE

The total river frontage extends to approximately 65ft which includes a private mooring dock that measures 30'6" x 11'3".

The garden is laid to lawn with impressive views up river and over open countryside.

ADDITIONAL INFORMATION

Leasehold

Lease runs until 2085

Ground rent £5 per annum

Service charge: 2022 £571 including holding tank emptying at £45 per empty

Services: Mains water, electricity, holding tank drainage

Access by river and footpath only.

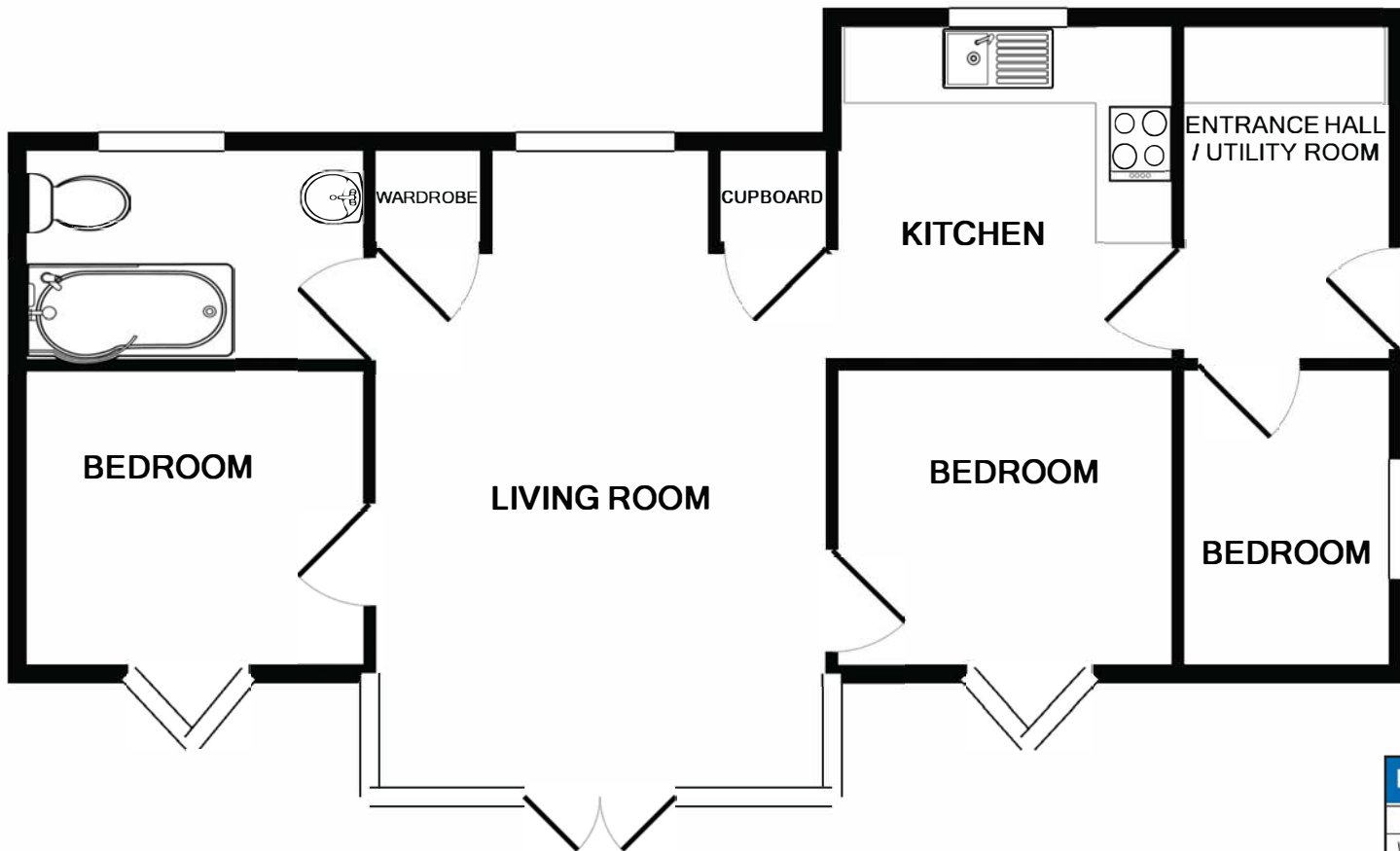
Leasehold car parking space approximately half a mile away to purchase for an additional £10,000.

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 584 SQ.FT. (54.2 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	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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