



RIVERSIDE, REPPS WITH BASTWICK
£225,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- Completely rebuilt in 2005
- Detached 2 bedroom riverside bungalow
- 84ft long river frontage with mooring dock
- Far reaching views
- 28ft long loft room
- Double glazing and central heating

A fine example of a River Thurne bungalow completely rebuilt in 2005 with beautiful far reaching and uninterrupted views, and a generous 84ft long private river frontage with mooring dock.

With features that include UPVC sealed unit double glazing, oil fired central heating and modern levels of insulation this impressive riverside property is perfect for year round use.

The accommodation consists of a dual aspect living room with French doors leading out onto the river facing verandah, a fully fitted kitchen, two double bedrooms and a shower room. It also offers a useful 28ft long loft room, fully boarded with radiators and Velux window.

Set towards the far end of the Repps Riverbank with no properties on the opposing bank, the property benefits from picturesque views and an incredible level of privacy.

Viewing recommended.

ACCOMMODATION

Kitchen: 13'8" x 7'2"

Full range of wall and floor mounted units with sink unit and drainer. Built in oven, hob and extractor fan, plumbing for washing machine, oil fired combi boiler, partially tiled walls, window to rear with views out over open countryside. Door to rear.

Living Room: 14'0" (19'5") x 11'0"

Light and airy, dual aspect reception room with windows and French doors to the front aspect leading out onto the verandah with river views and a window and stable door to side. Two radiators, telephone and TV points.



Inner Hallway

Radiator, loft access with fitted ladder giving access to:

Loft Room: 28'10" x 9'6" (limited headroom)

Fully boarded and carpeted with radiator, telephone point and a Velux window. Ideal as a study/hobby room or as a huge storage space. Further access to eaves offering additional storage.

Bedroom 1: 11'6" x 10'7"

Window to front aspect with river views, radiator. Range of fitted hanging and storage space.

Bedroom 2: 8'10" (11'8" max) x 7'2"

Window to rear, radiator.

Shower Room

Low level w/c, vanity wash basin, tiled shower cubicle, radiator, extractor fan, fully tiled walls.





OUTSIDE

The property offers approximately 84ft of private river frontage, fully quay headed, with a private mooring dock 38ft max (25ft x 11'0").

The plot is accessed by a gate that leads to a gravelled seating area with lawned garden beyond with a shed. A decked covered verandah runs the full length of the bungalow and is the perfect spot to appreciate the panoramic river views.

There is outside power and lights and a variety of flower and shrub borders.

ADDITIONAL INFORMATION

The property is beautifully presented and would be ideal as an extremely comfortable second home or as a low maintenance holiday let. Contents are available by separate negotiation.

Leasehold: B Lease expired in 2085 - more information on request.

Ground Rent and Service Charge - available on request.

Access is by footpath or river only.

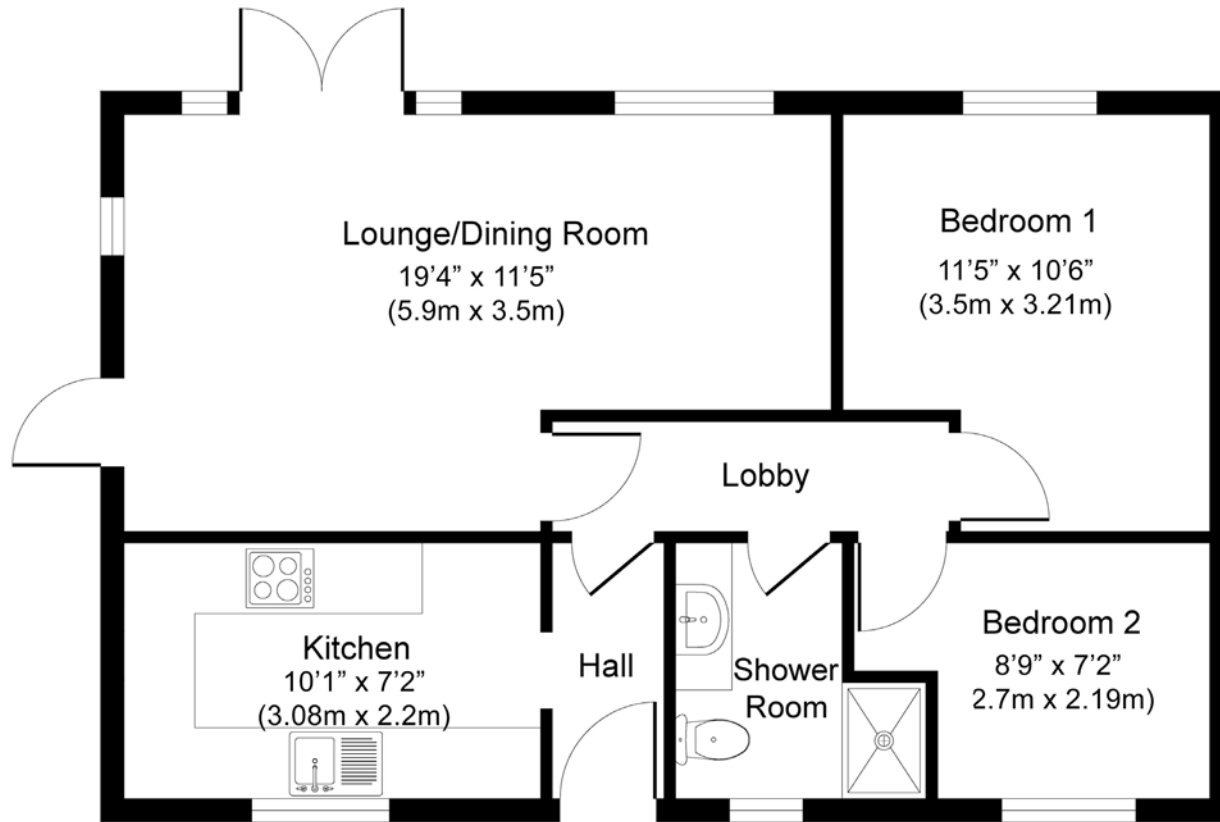
Parking is available to rent at Repps Staithe.

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.





Approximate Floor Area
573 sq. ft
(53.26 sq. m)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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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