



THE STAITHE, THURNE
OFFERS IN EXCESS OF £200,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







THE STAITHE, THURNE, NORFOLK NR29 3BU

- Characterful mid terrace cottage
- Overlooking the River Thurne
- Two bedrooms
- In need of updating
- Generous rear garden
- No onward chain

A spacious mid terrace character property offering wonderful views over the River Thurne, set in a highly regarded riverside village at the heart of the Norfolk Broads.

Ideal as either a holiday let, second home or permanent residence, the property offers the purchaser the opportunity to put their own stamp on it.

The accommodation currently comprises a living room, kitchen, lean to, two bedrooms both with lovely views and a bathroom, sitting on a generous spot.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Tiled floor, double glazed windows to two sides, ceiling light fitting and glass panelled door opening to

Living Room: 13'11" x 11'3"

Carpet, wall mounted lights, stairs to first floor and double glazed window to front aspect. Fireplace with coal effect electric fire, double glazed window into lean to. Space for a dining room table. Service hatch to kitchen and open to



Kitchen/Dining Room: 14'2" x 8'1"

Tiled floor, ceiling light fitting, electric cooker, range of storage cupboards, base unit with stainless steel sink and drainer. Door opening to

Lean To: 12'2" x 5'6"

Tiled floor, wall mounted light, newly fitted roof, double glazed window to rear aspect, plumbing for a washing machine and space for further white goods, double glazed door opening to rear garden.

FIRST FLOOR

Landing

Carpet, ceiling light fitting, doors to both bedrooms and bathroom.

Bedroom 1: 11'3" x 10'7"

Exposed wood floor, pendant light fitting, double glazed window to front aspect with views over the River Thurne and electric radiator. Open to storage area.

Bedroom 2: 8'1" x 4'8"

Carpet, ceiling light fitting, double glazed window to rear aspect with views over open countryside and built in storage with hanging rail.



Bathroom: 9'4" x 6'2"

Carpet, tiled walls, ceiling light fitting and double glazed window to rear aspect with obscured glass. Wall mounted Dimplex electric heater and wall mounted Elsan boiler. Toilet, wash hand basin and panelled bath. Built in storage with shelving.

OUTSIDE

The property is approached via a pathway leading through the lawned front garden with a hedge border.

To the rear of the property is a generous garden mainly laid to lawn with a lovely patio area and handy garden shed.

AGENTS NOTE

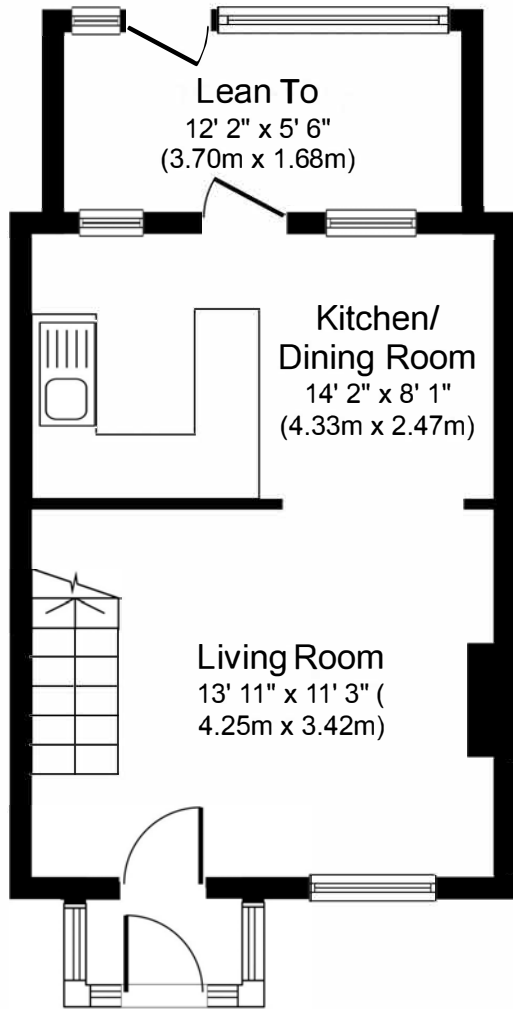
The agents have been made aware that the property has a right of access via a gate through the neighbouring property's garden.

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.

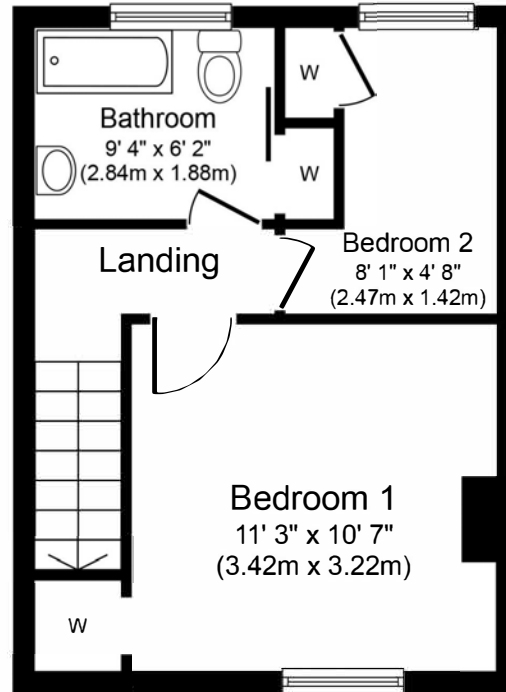
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





Ground Floor
 Approximate Floor Area
 368 sq. ft.
 (34.2 sq. m.)



First Floor
 Approximate Floor Area
 277 sq. ft.
 (25.8 sq. m.)



EPC TO FOLLOW

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY



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