



NORTH WEST RIVERBANK, POTTER HEIGHAM
£225,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK

- Updated 3 bedroom riverside bungalow
- 50ft of private river frontage with a 22ft long mooring dock
- Far reaching picturesque views to the front and rear
- UPVC double glazing, updated electric heating
- Perfect second home or holiday let

A well presented detached three bedroom riverside bungalow, fully renovated over recent years with 50ft of private frontage directly onto the River Thurne.

The accommodation consists of a generous river facing living room, dual aspect, 19ft long kitchen/dining room, two double bedrooms and one single bedroom and an updated shower room.

Features include UPVC sealed unit double glazing, updated electric heating, and an updated shower room. The owners have recently replaced the roof and repainted the exterior.

Private river frontage extending for approximately 50ft with a 22ft long mooring dock.

The property enjoys stunning panoramic views to the front and to the rear and is perfect as either a second home or as a holiday let.

Early viewing is recommended.

ACCOMMODATION

Kitchen/Dining Room: 19'8" x 11'1" (7'10" min)

Dual aspect with window and door to rear and French doors to front aspect looking out over the river. Range of floor mounted storage units, electric cooker point.

Living Room: 19'3" x 13'3"

Two windows to front aspect with views out over the river. Fitted window seat/day bed, TV point.



Bedroom 1: 9'6" x 8'9"

French doors to front aspect with views out over the river.

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

Window to rear with views out over open countryside.

Bedroom 3: 9'4" x 6'1"

Window to rear, views out over open countryside.

Shower Room

Low level w/c, vanity wash basin, double shower with screen, extractor fan, window to rear.

OUTSIDE

Woodstock benefits from approximately 50ft of river frontage with a private mooring dock measuring 22ft x 8ft 6in. The river facing garden is laid to lawn with a large, recently replaced raised sun deck.

Outside power, light and storage shed.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires in 2085

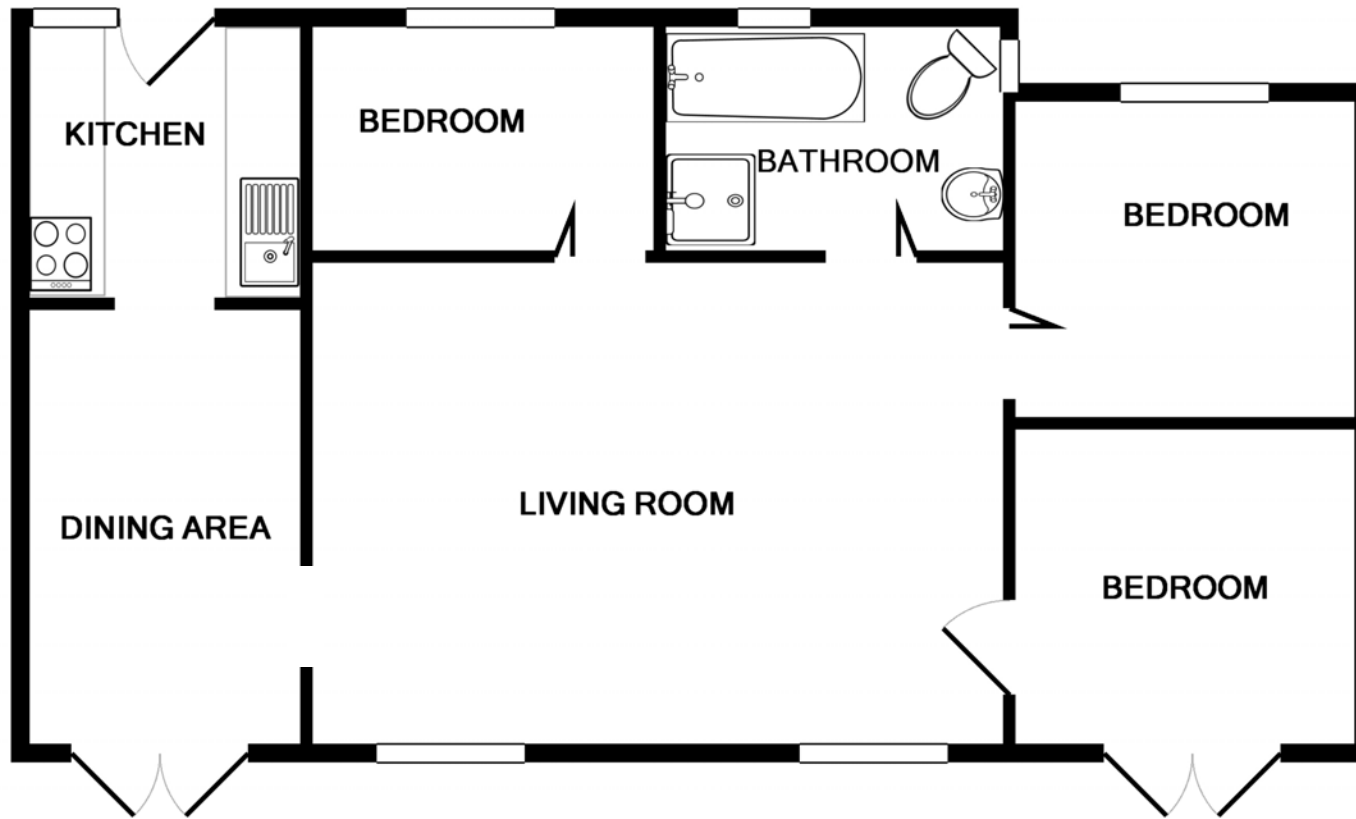
Services: Mains electricity, water and drainage

Ground Rent and Service Charge: Circa £125 per annum

Access: Only accessible by footpath and river. No road access.








TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 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		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com