



**NORTH WEST RIVERBANK, POTTER HEIGHAM**  
**£215,000 LEASEHOLD**

**WATERSIDE**  
ESTATE AGENTS





# NORTH WEST RIVERBANK, POTTER HEIGHAM NR29 5ND

- Updated and remodelled riverside bungalow
- 60ft river frontage with 2 mooring docks
- Open plan living space with impressive views
- South easterly aspect
- Mains services
- No onward chain

An improved, updated and partially remodelled riverside bungalow set on the banks of the River Thurne with approximately 60ft of private river frontage including two mooring docks.

Benefitting from a southerly aspect, UPVC sealed unit double glazing, a triple aspect living space with impressive far reaching views to front and back with a contemporary fitted kitchen.

The perfect base from which to explore the Norfolk Broads. Available with no onward chain.

## ACCOMMODATION

### Entrance Hall

Cupboard with electric water heater.

### Cloakroom

Handbasin and w/c.

### Open Plan Living Space: 13'11" x 13'7"

Triple aspect with large box bay picture window to front aspect with French doors leading out onto a river facing sun deck, contemporary fitted kitchen with built in oven, two ring hob and fridge.



### **Bedroom 1: 9'1" x 7'7"**

Dual aspect with windows to front and side with far reaching river views.

### **En-Suite Shower Room**

Hand basin, window to rear, shower enclosure with electric shower.

### **Bedroom 2: 9'11" x 7'9"**

Dual aspect with river views.

## **OUTSIDE**

The riverside garden offers approximately 60ft of private river frontage with two mooring docks, one measuring approximately 22ft x 7'5" and a covered dock measuring approximately 21ft x 8'6".

The garden is laid to lawn with a decked seating area which is south east facing.

## **ADDITIONAL INFORMATION**

Tenure: Leasehold

Term: Expires 2085

Ground Rent and Service Charge: £145 per annum

The shed and cupboard outside are included in the sale of the property.

Services: Mains electricity, water and drainage. UPVC sealed unit double glazing.

Only accessible by river and footpath.

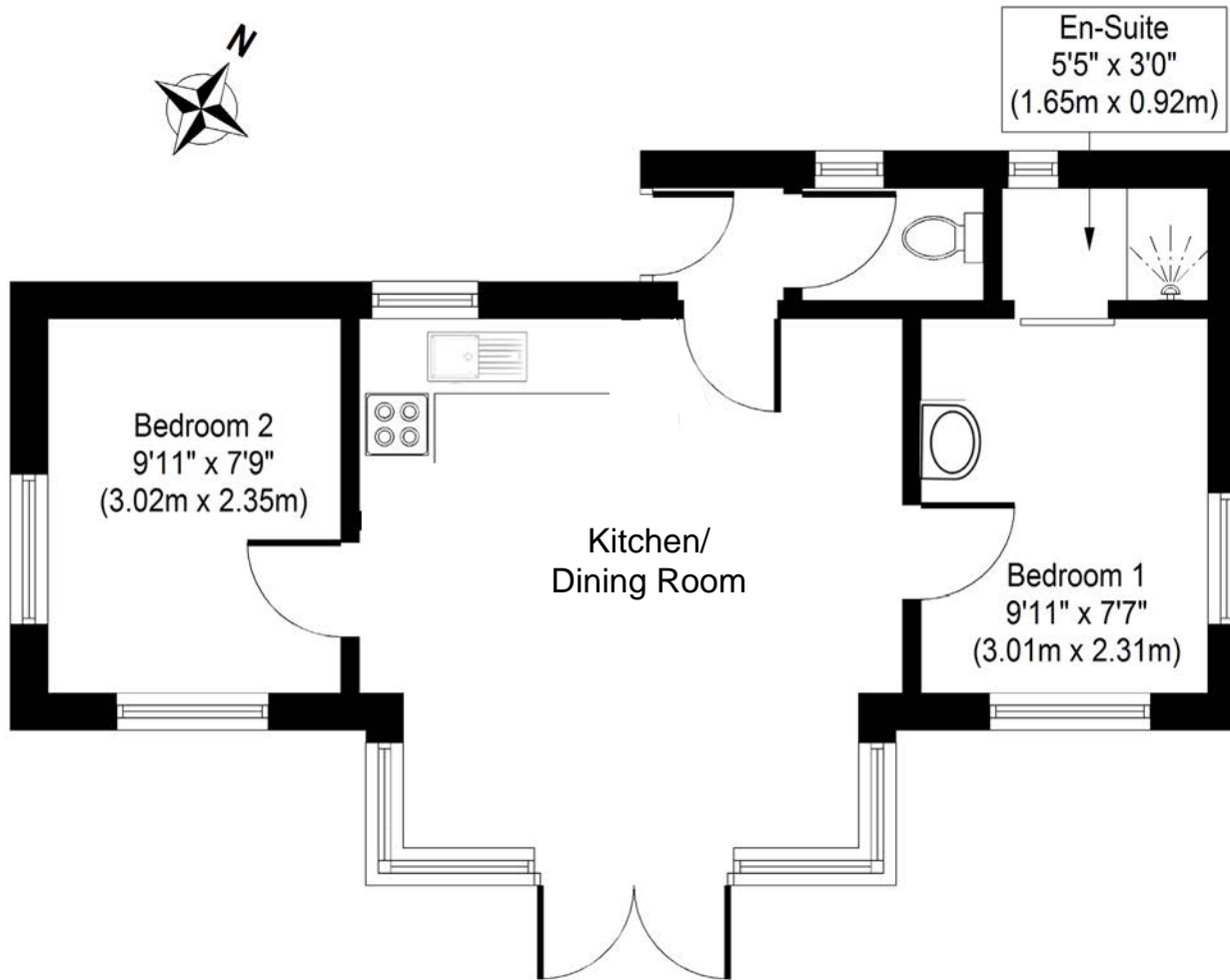













**Approximate Floor Area**  
**397 Sq. ft.**  
**(36.9 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		121
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	27	
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.





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