



FERRY ROAD, HORNING
£300,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY MARINA, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- An immaculately presented and comprehensively upgraded marina property
- Private 32'5" mooring
- Off road parking
- Updated kitchen, bathroom and heating
- Sought after location
- Perfect holiday let. Contents available by negotiation

An immaculately presented and significantly upgraded two bed end town house set in a highly regarded marina development at the very heart of the Norfolk Broads.

Features include a fully refitted contemporary kitchen, replaced and upgraded electric heaters, full UPVC sealed unit double glazing, well presented refitted bathroom with shower. A triple aspect open plan living space with patio doors out onto a private patio looking out over the water, two double bedrooms, private off road parking and an adjacent mooring measuring 32'5".

The property is the perfect second home with an extensive range of amenities available, all within walking distance, including three riverside pubs, restaurants, a deli, village store/post office, coffee shop and comprehensive selection of boat hire.

Early viewing is recommended.

ACCOMMODATION

Entrance Hall

Built in cloaks cupboard, coved ceiling, replacement front door.

Open Plan Triple Aspect Living Room: 24'6" x 13'4" (6'11" min)

Kitchen: 6'11" x 6'6"

Fully refitted contemporary styled kitchen with full range of wall and floor mounted units, sink unit and drainer, fitted oven, hob and extractor hood, plumbing for washing machine, partially tiled walls, coved ceiling, wall mounted heater. Window to front aspect looking out over the mooring.



Living Room: 18'0" x 13'4"

Feature windows to side and French doors to rear leading out onto a private patio looking out over the water. Coved ceiling, wall mounted electric heaters, staircase to first floor.

FIRST FLOOR

Landing

Bedroom 1: 10'0" x 9'10"

Window to rear with views out over the water, built in wardrobe, electric heater.

Bedroom. 2: 11'1" x 8'2"

Feature bay window to side, electric heater, coved ceiling, built in wardrobe.

Shower Room

Fully refitted, walk in shower enclosure, low level w/c and hand basin, heated towel rail, extractor fan, window to rear.

OUTSIDE

Private mooring measuring 32'5" with decking and access to the side and to the rear and there is a shore power connection on the front wall of the house.

Designated parking for one car in the private car park.

ADDITIONAL INFORMATION

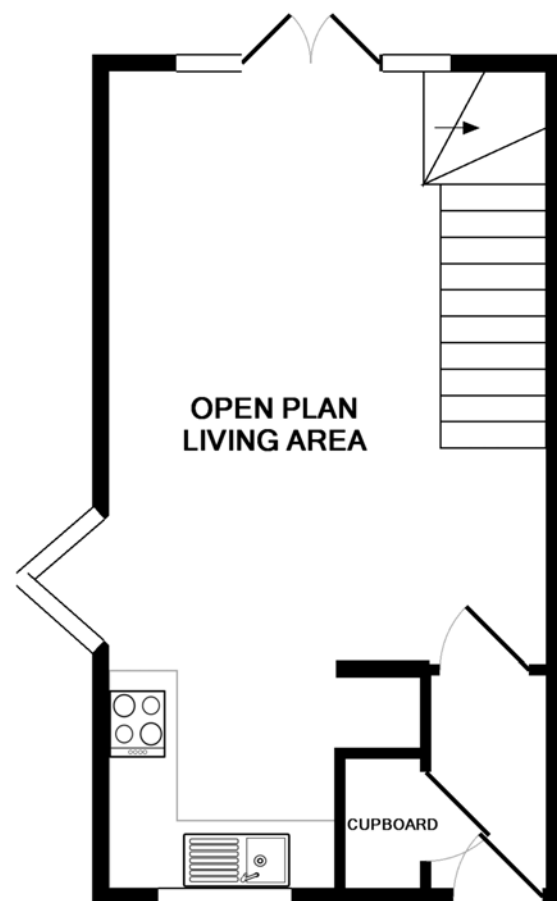
Tenure: Freehold.

Occupancy: All year round but not as a permanent residence.

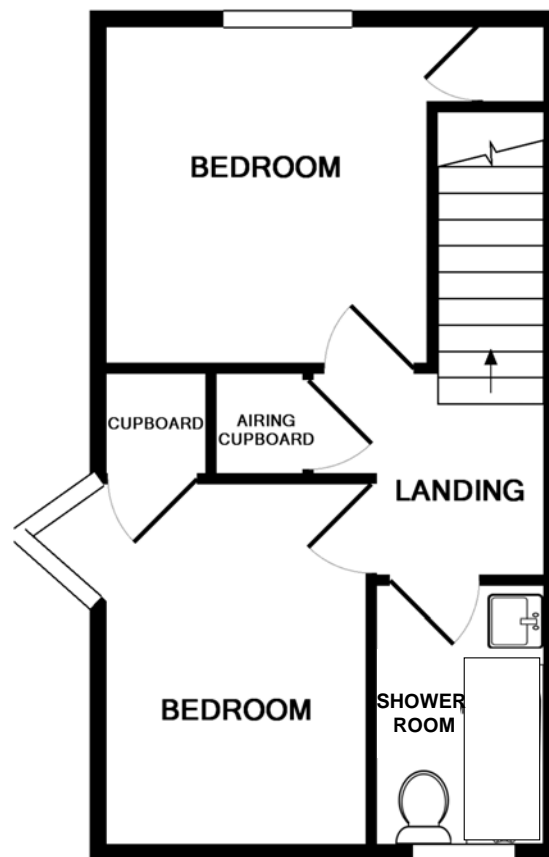
Services: Mains electricity, water and drainage.

Two windows and the front door were replaced in 2022.





GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.





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