

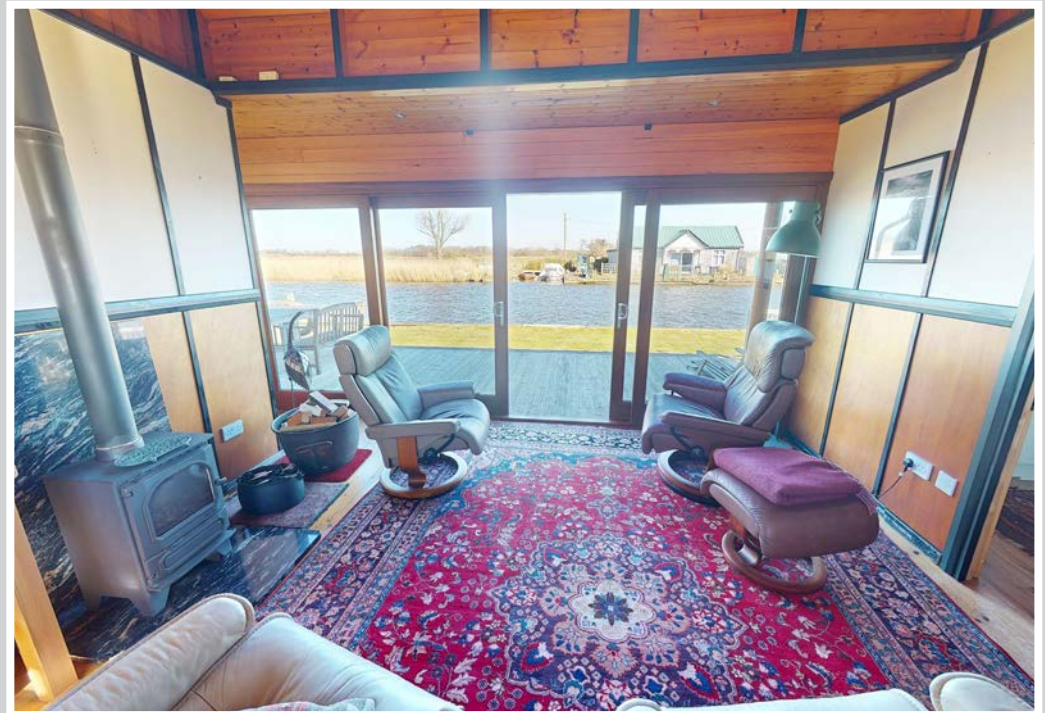


REPPS RIVERBANK, REPPS WITH BASTWICK
£245,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- A spacious, much improved riverside bungalow on the banks of the River Thurne
- Lifted and extended in 2010
- Full of character and charm with traditional styling throughout
- 80ft long river frontage with stunning views
- Upgraded insulation and wiring
- New roof and windows in 2010

A beautifully presented and comprehensively improved riverside bungalow, full of character and charm with far reaching, picturesque views and approximately 80ft of private river frontage.

This spacious cedar clad property retains its traditional styling throughout but benefits from a comprehensive programme of works that were carried out around 2010/2011. The property has been lifted and extended with replacement windows and a new roof. Insulation has been upgraded as has the wiring. The shower room has been updated and a wood burner has been fitted.

The generous accommodation consists of a spacious dual aspect living room with high vaulted ceiling and large sliding patio doors leading out onto a river facing deck. There are three double bedrooms, all offering impressive views and a river facing kitchen and a shower room and a separate cloakroom/w/c.

The substantial plot offers approximately 80ft of private river frontage with a lawned garden, mooring dock and impressive views.

This eye-catching waterside property not only captivates with its scenic surroundings but also promises comfortable living within a classic setting.

ACCOMMODATION

Side entrance

Opening to cloakroom area.

Cloakroom: 5'7" x 7'10"

Wood panelled walls, w/c, sink, small window to side.



Kitchen: 8'5" x 7'4"

Hardwood sliding door from entrance hall. Wood panelled kitchen area with large butler sink under the window overlooking the sun deck and river. Cooker, fridge freezer, cupboards and kitchen dresser.

Living/Dining Room: 15'7" x 13'0"

Dual aspect living area with exposed timber floors and high vaulted ceiling, window to rear looking out over the marshes and large picture sliding windows leading out to the River Thurne. Dining area and seated area. Woodburner.

Bedroom 3: 8'5" x 7'10"

Pine panelled twin room, window to rear with views out over the marshes, sliding door to living area.

Bedroom 2: 12'5" x 10'6"

Large pine panelled room with exposed timber flooring. Window to rear overlooking the marshes and window to river.

En-Suite Bathroom: 9'3" x 7'5"

With Jack and Jill doors adjoining bedroom 1 and 2. W/c, vanity wash basin, shower enclosure. Window to front.

Bedroom 1: 18'6" x 7'5"

Exposed timber flooring. Window to rear overlooking the marshes, patio doors opening directly out onto the decking area, verandah and river.





OUTSIDE

Large, impressive sun deck and grassed area to the quay heading with river frontage extending to approx 80ft. Additional dock measuring approximately 26ft x 9'6".

Covered outside porch with side door leading into the living area. Decked and fenced area. Two timber sheds.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Lease runs to 2085.

Ground Rent: £5 per annum.

Service Charge: circa £150 per annum.

Services: Mains electricity and water.

Holding tank drainage – approximately £50 per empty.

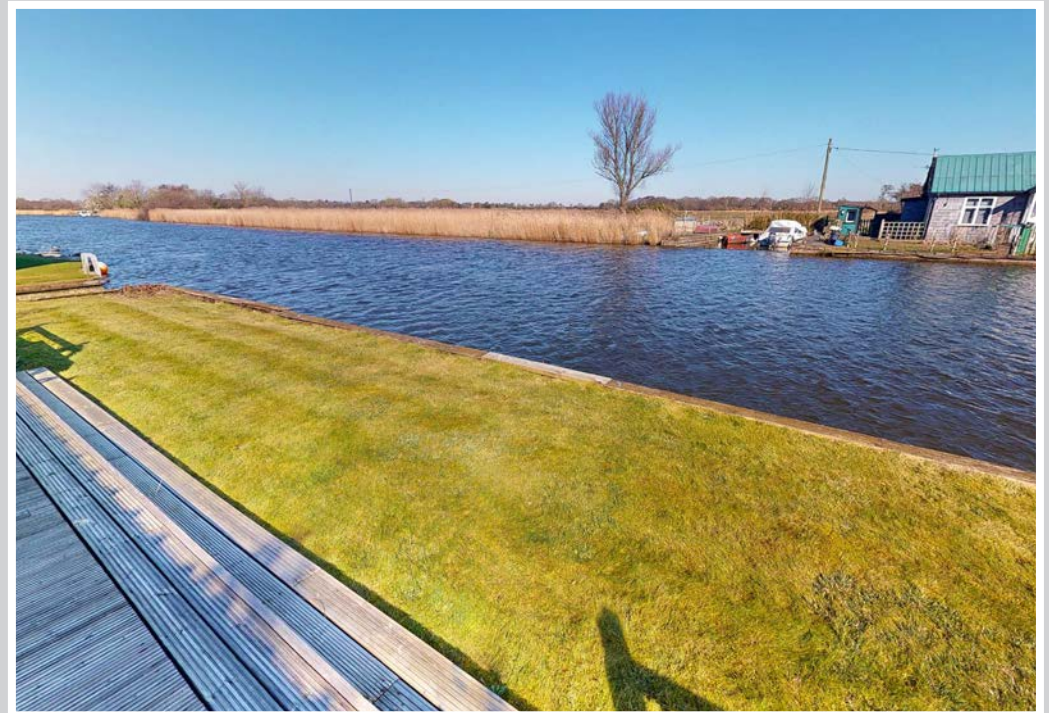
Council Tax Band A: Current £750 per annum.

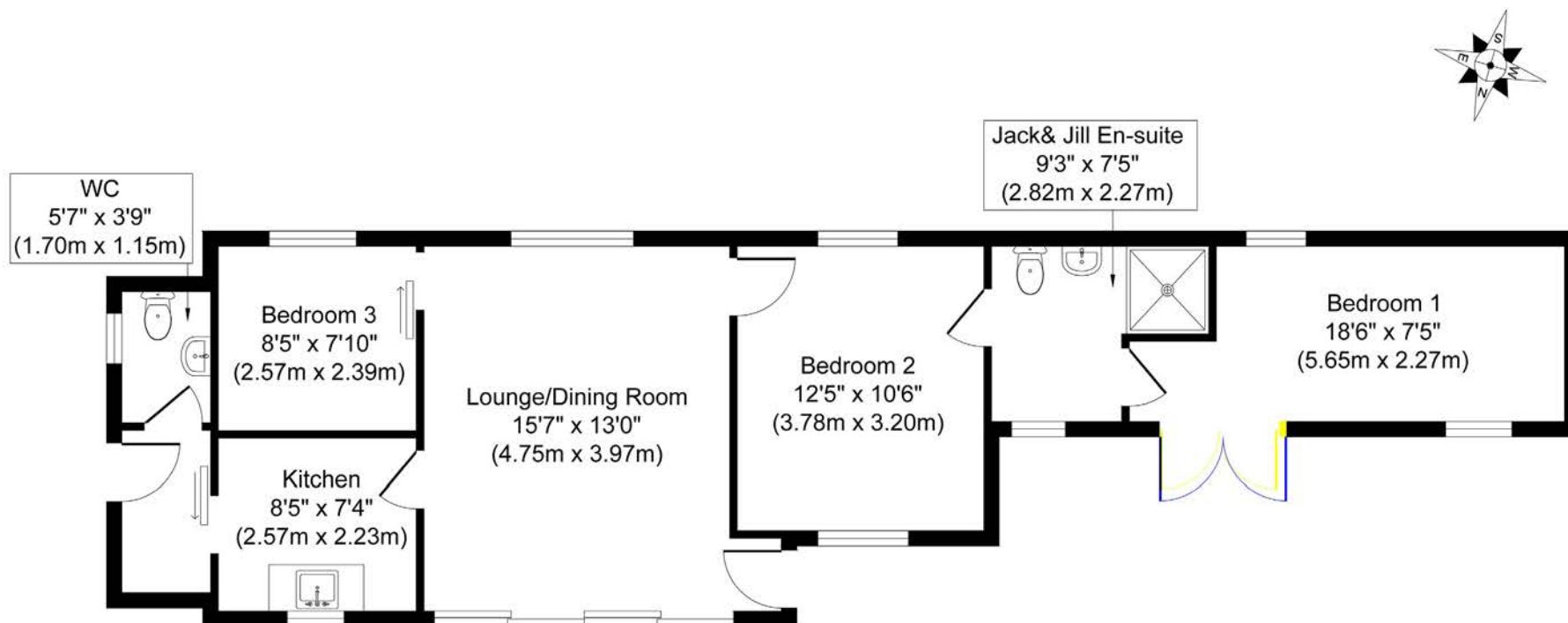
A private car park is a short distance away at a cost of approximately £200 per annum.

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
712 sq. ft
(66.17 sq. m)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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