



NORTH EAST RIVERBANK, POTTER HEIGHAM  
£100,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













## NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- Charming detached riverside bungalow
- Stunning views to the front and rear
- Mains services
- South facing
- Garage by separate negotiation
- Private mooring
- No onward chain

A charming detached riverside bungalow set on the banks of the River Thurne, enjoying stunning river views and a southerly aspect with mains services and private quay headed frontage extending to approximately 24'10".

A beloved holiday home, enjoyed by the same family for 37 years, which is now ready for the next owner to update it and make it their own.

The current layout consists of a sun porch, dual aspect living room, kitchen, shower room, one double bedroom and one bunk room.

The property enjoys mains water, drainage and electricity, along with far reaching views to the front and the rear.

There is also a leasehold garage (approximately half a mile away), available by separate negotiation.

Full of original character with huge scope for improvement.

Early viewing is recommended.



## ACCOMMODATION

### Sun Porch

Picturesque river views. Steps down into the garden.

### Living Room: 14'10" x 7'10"

Dual aspect with glazed double doors to front aspect with window to side, both with river views.

### Kitchen: 9'0" x 7'8"

Window to side, wall and floor mounted storage cupboards, sink unit and double drainer. Electric cooker point.

### Shower Room

Corner shower enclosure, low level w/c, vanity wash basin. Heated towel rail, window to side.

### Bedroom 1: 11'3" x 7'0"

Window to rear with impressive, far reaching views to the rear, fitted three-door wardrobe. Panelled door.

### Bunk Room: 7'8" x 5'6"

Window to side, sliding door.









## OUTSIDE

The river facing front garden is laid mainly to lawn with private quay headed frontage extending to approximately 24'10". Ideal as a mooring for a small boat, the perfect spot to sit and fish or to simply take in the constantly changing river views.

## ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Lease runs until 2085.

Ground Rent: £5 per annum.

Service Charge: £210 per annum.

Mains - electricity, water and drainage.

Council Tax: Band A - £994.31

Access via footpath and river only.

Leasehold Garage (approx ½ mile away) available by separate negotiation - asking price £10,000.

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.







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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