



RIVERSIDE, REPPS WITH BASTWICK  
£220,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS















## RIVERSIDE, REPPS WITH BASTWICK

- Charming riverside bungalow
- River frontage extending to over 80ft with private mooring dock 25ft x 16ft all with new quay heading
- South west facing plot
- Stunning views front and back
- Triple aspect living room
- 2 double bedrooms and shower room

A well maintained two bedroom riverside bungalow with a private frontage extending to over 80ft with a generous mooring dock, all with newly replaced quay heading.

The south west facing plot makes the most of the far reaching river views along with the picturesque views over open countryside to the rear.

The accommodation consists of a triple aspect living room with glazed double doors leading out onto a sun deck with picturesque views out over the River Thurne.

The kitchen area is well fitted and includes fitted appliances.

There are two double bedrooms and a contemporary shower room.

A charming riverside residence with a larger than usual plot and breathtaking views. Viewing is recommended.

### ACCOMMODATION

#### **Open Plan Living Room: 16'2" x 16'5"**

Triple aspect living space with panoramic views out over the River Thurne. Fully glazed double doors out onto the south west facing sun deck.

Kitchen area with a range of wall and floor mounted units with sink unit and drainer with built in oven, hob and extractor fan.

#### **Inner Hall**

Loft access

### **Bedroom 1: 12'0" x 9'6"**

Dual aspect with windows to front and side both looking out over the water. Built in double wardrobe. Panelled door.

### **Bedroom 2: 10'1" x 8'0"**

Window to side, vanity wash basin, panelled door.

### **Shower Room**

Tiled shower enclosure, w/c and wash basin, extractor fan, windows to rear, panelled door.

## **OUTSIDE**

The river facing lawned garden enjoys beautiful views and a sunny south westerly aspect.

The sun deck is the perfect spot to sit and enjoy life on the river.

The full 80ft long river frontage has benefitted from a recent replacement of the quay heading and has the private mooring dock that measures approximately 25ft x 16ft.

There is also a timber shed.









## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs until 2085

Service charge and ground rent: circa £150 per year

Services: Mains water and electricity

Holding tank drainage: £48 per empty

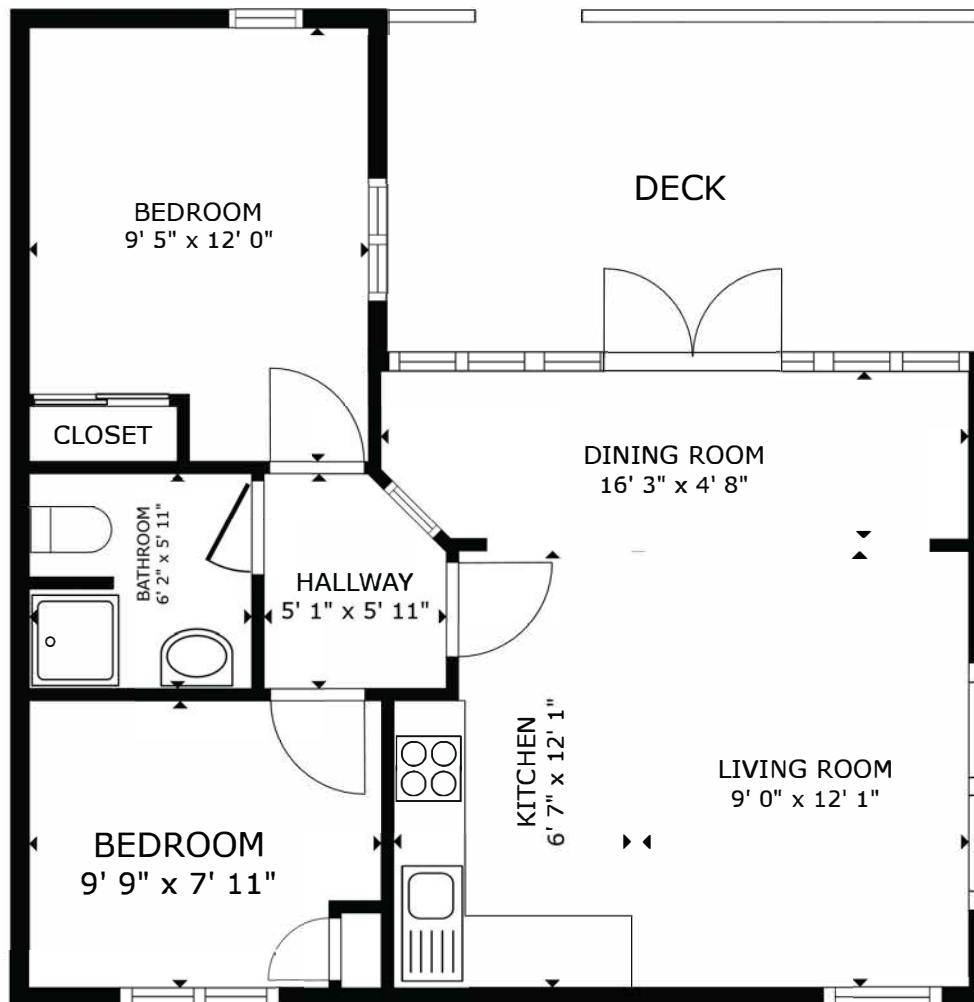


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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		103
(92+) <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) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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