



RIVERBANK, REPPS WITH BASTWICK
£195,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- The very last property on the Repps riverbank offering breathtaking panoramic views
- An immaculately presented riverside bungalow fully rebuilt approximately 20 years ago
- 2 double bedrooms, open plan triple aspect living space with contemporary kitchen and shower room
- 100ft long quay headed river frontage with 20ft mooring dock
- No adjacent neighbours and no properties on the opposing bank

An immaculately presented detached riverside bungalow, completely rebuilt approximately 20 years ago, occupying one of the most impressive locations on the River Thurne.

As the very last property on the Repps riverbank, this property offers breathtaking, far reaching views out over the river and the open marshland to the front and to the rear.

Benefitting from no adjacent neighbours, with no properties on the opposing bank, this property provides privacy combined with incredible panoramic views!

The property itself provides a beautifully presented triple aspect living space with high ceilings adding to the sense of space and light. The room is dominated by the stunning river views with double doors leading out onto the riverside deck.

The room also includes a well fitted kitchen with far reaching views to the rear.

There are two double bedrooms, both with impressive views, complemented by a modern shower room.

The property has UPVC sealed unit double glazing with wall mounted electric heaters, wooden latch doors and LVT flooring.

The generous plot offers approximately 100ft of private quay headed river frontage, perfect for mooring several boats as well as offering the perfect fishing spot and allowing for easy launching of paddleboards etc.

The plot is laid mainly to lawn with a private mooring dock measuring approximately 20ft x 10ft.



ACCOMMODATION

Open Plan Living Space: 10'3" x 14'0" + 7'5" x 7'11"

An impressive triple aspect living area with double doors to the front leading out onto the river facing deck.

High ceilings and a Velux window to the rear and to the overall space and natural light with a modern fitted kitchen to the rear with stunning views over the marshland beyond. Wall mounted heater.

Bedroom 1: 10'3" x 9'8"

Currently laid out as a family room sleeping four. Window to front aspect with beautiful river views, wall mounted heater. Wall light, latch door, wardrobe.

Bedroom 2: 10'6" x 9'8"

A double room with a window looking out over the beautiful marshland to the rear. Wall mounted electric heating. Latch door, wardrobe.

Shower Room: 7'5" x 5'9"

Double shower enclosure, wash basin, low level w/c, latch door, extractor fan, window to rear.





OUTSIDE

The overall river frontage extends to approximately 100ft which includes a mooring dock measuring approximately 20ft x 10ft.

The plot is laid to lawn with gated access to the rear.

ADDITIONAL INFORMATION

Tenure: Leasehold (B Lease)

Term: Current lease runs until 2085

Ground rent and service charge: TBC

Services: Mains electricity and water. Holding tank drainage.

Access: This property is accessible via footpath and river only. The nearest parking is at the staithe at Repps, approximately 0.4 miles away.

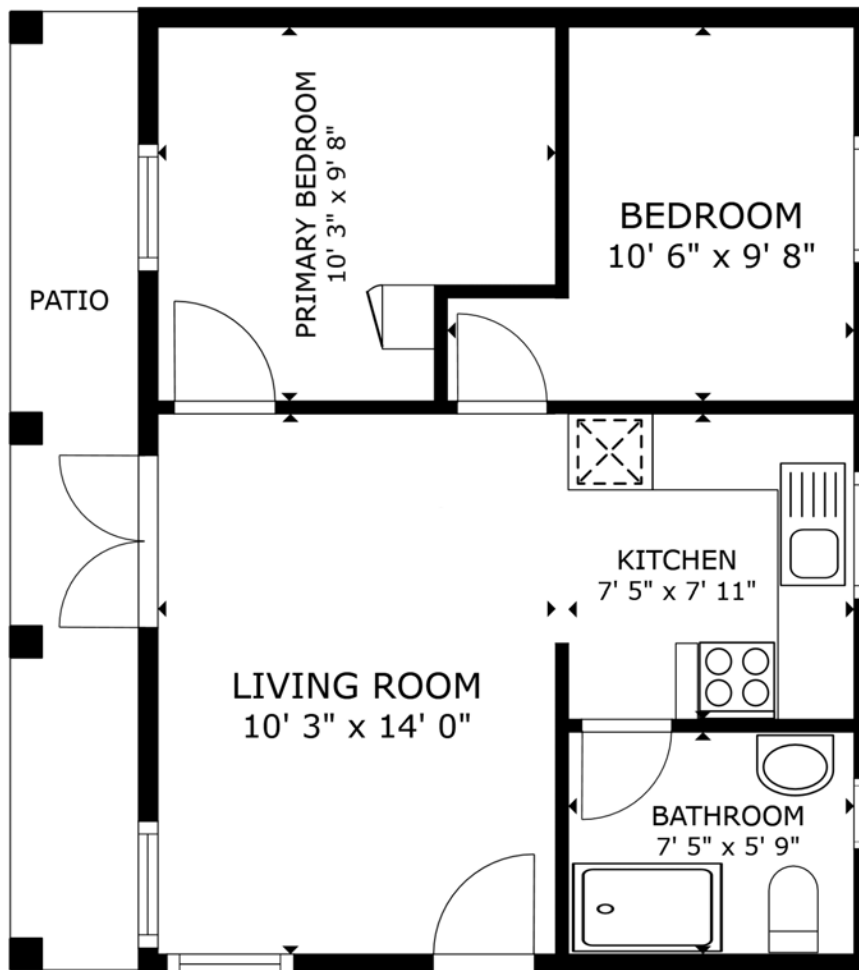
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







LIVING ROOM
10' 3" x 14' 0"

PRIMARY BEDROOM
10' 3" x 9' 8"

BEDROOM
10' 6" x 9' 8"

KITCHEN
7' 5" x 7' 11"

BATHROOM
7' 5" x 5' 9"

PATIO

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 432 sq.ft.
EXCLUDED AREAS : PATIO 82 sq.ft.
TOTAL : 432 sq.ft.

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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