

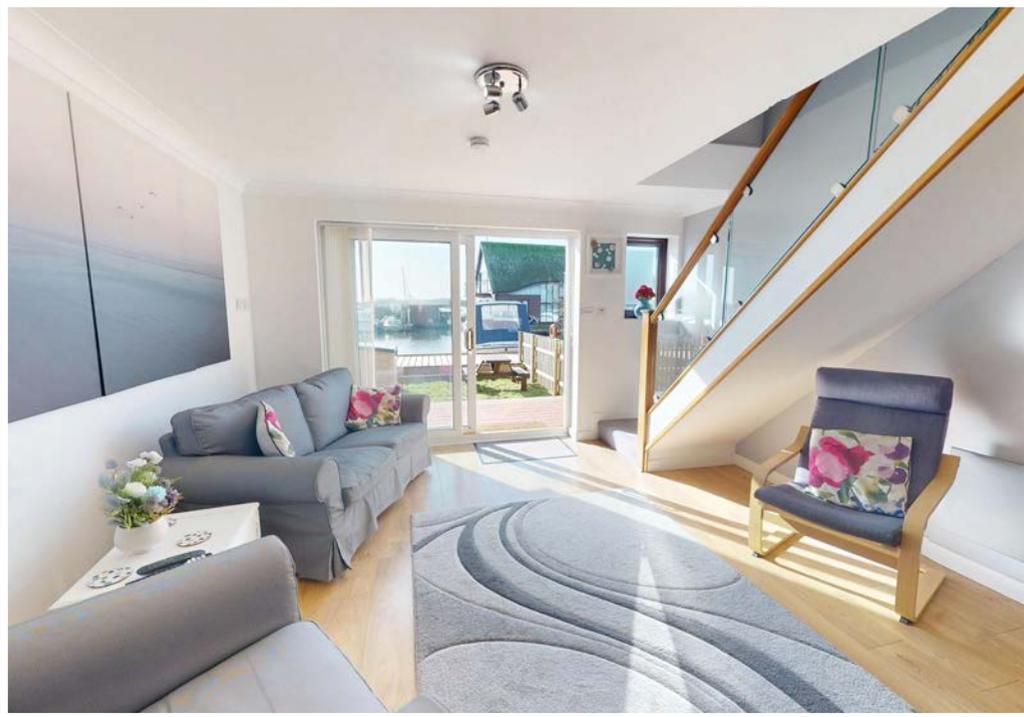


FERRY MARINA, HORNING  
£260,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







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

- Fully updated and upgraded holiday property
- Sought after marina setting just off the River Bure
- Includes allocated parking and a 25ft long private mooring with shore power connected
- Full UPVC sealed unit double glazing, updated kitchen and shower room
- South facing with private patio and lawned garden
- Perfect holiday let or second home

Updated, upgraded and immaculately kept by the current owners, currently used exclusively as a second home and a holiday let.

A two bedroom town house set in a highly regarded marina at the very heart of the Norfolk Broads, with impressive views, allocated parking and a private mooring adjacent to the property measuring 25ft x 10ft.

Features include UPVC sealed unit double glazing, updated kitchen and shower room, laminate oak flooring and carpets throughout, south facing with private patio and lawned garden which looks out over the private mooring and the marina beyond.

Set in Horning, arguably the Broads' most sought after village, with an impressive selection of amenities all within walking distance with easy access to the River Bure and the whole Broads network.

No onward chain with contents available by separate negotiation. Ideal as a holiday let or a low maintenance lock up and leave second home.

## ACCOMMODATION

### Entrance Hall

Partially glazed front door, built in cupboard, laminate oak flooring.

### Open Plan Living Room: 18'4" x 13'2"

Large sliding patio doors to rear leading out onto a south facing patio and lawned garden looking out over the private mooring and the marina beyond. Coved ceiling, electric heater, staircase to first floor finished in oak and glass. Laminate oak flooring.

### **Kitchen: 6'10" x 6'7"**

Range of wall and floor mounted units with sink unit and drainer, built in Belling double oven, hob and extractor hood. Coved ceiling, tiled splashbacks and window to front aspect with views out over the water.

## **FIRST FLOOR**

### **Landing**

Loft access, coved ceiling, built in cupboard.

### **Bedroom 1: 12'11" x 9'9"**

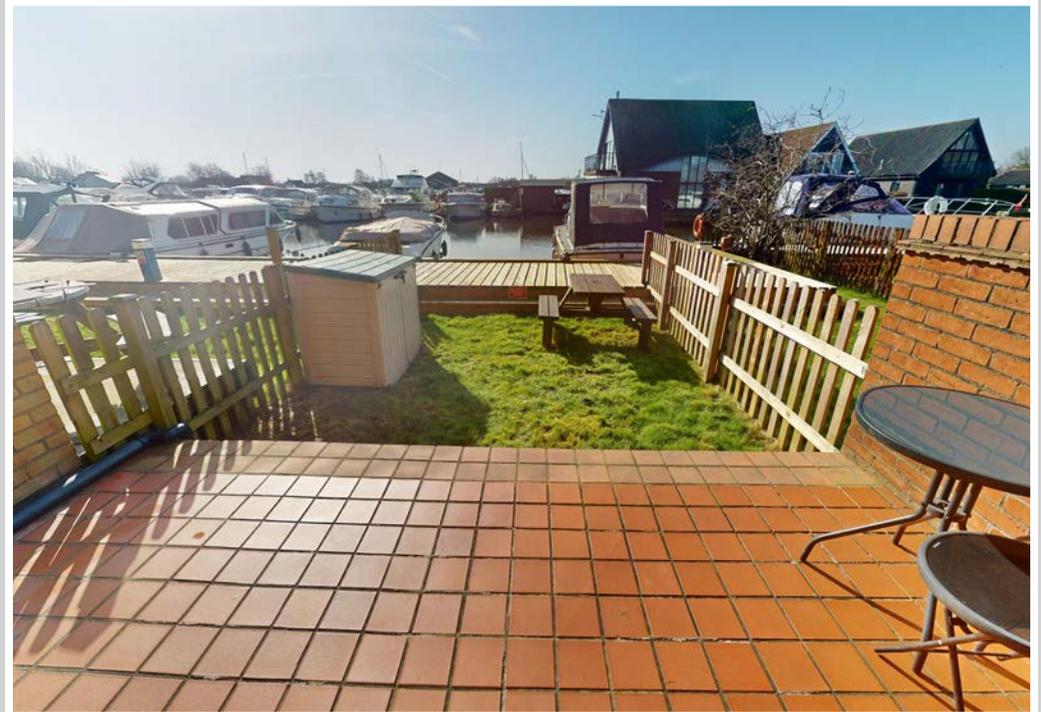
Window to rear with views out over the mooring, marina and out to the river beyond. Coved ceiling, wall mounted heater.

### **Bedroom 2: 11'1" x 8'1"**

Window to front aspect with views out over the water. Coved ceiling and a wall mounted heater.

### **Shower Room**

Modern white suite comprising a double shower enclosure, wash basin and low level w/c, heated towel rail, fully tiled walls, coved ceiling, extractor fan, wall mounted heater, window to front aspect.





## OUTSIDE

Raised south facing patio with outside light. Lawned garden leading down to the private steps on mooring measuring 25ft x 10ft with shore power connected.

Allocated parking for one car is provided in the private car park close by.

## ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Year round use, but not suitable as a permanent residence.

Services: Mains water, electricity and drainage

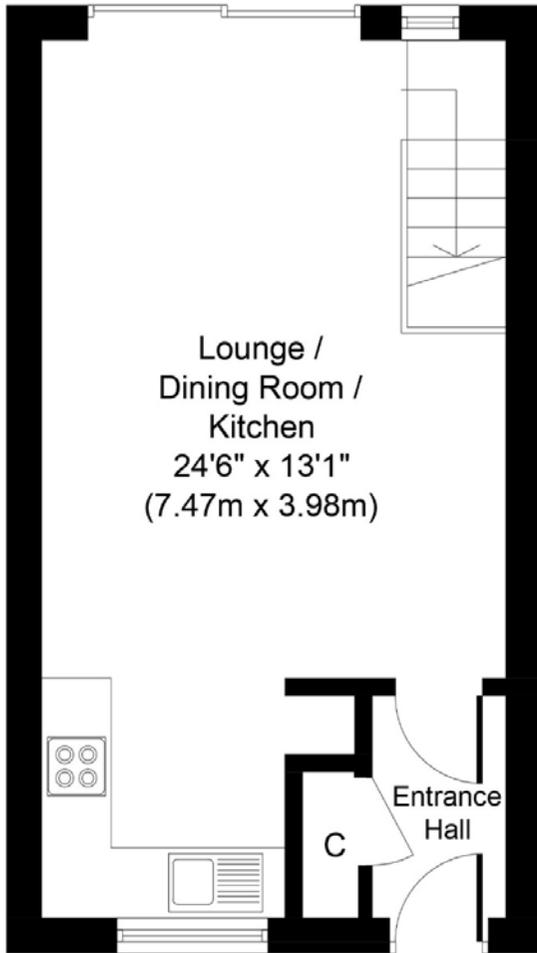
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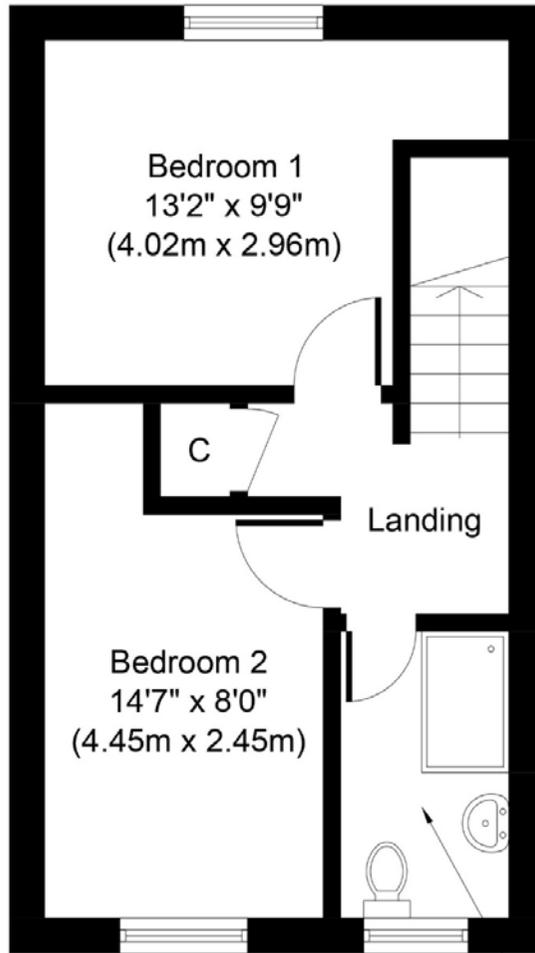
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.



**Ground Floor**  
Approximate Floor Area  
323 Sq. ft.  
(30.0 Sq. m.)



**First Floor**  
Approximate Floor Area  
323 Sq. ft.  
(30.0 Sq. m.)



PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<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>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC



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