



RIVERSIDE, REPPS WITH BASTWICK  
£196,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





# RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- Detached riverside bungalow
- 63ft long private river frontage with mooring dock
- Impressive, uninterrupted panoramic views both to the front and the rear
- Flexible layout
- Dual aspect living room with multi-fuel stove

A well positioned two bedroom riverside bungalow, set on the banks of the River Thurne with stunning uninterrupted panoramic views out over the water and the open countryside beyond.

A quiet and peaceful location perfect for anyone with an interest in boating, fishing and bird life. The flexible accommodation consists of a galley style kitchen, spacious living room with box bay window looking out over the river and a multi-fuel burning stove. The primary bedroom offers river views and enjoys direct access to the shower room. The second double bedroom could easily be used as further living space and is currently utilised as a dual aspect dining room.

The private river frontage extends to approximately 63ft with a mooring dock measuring 20'9" x 8'4".

## ACCOMMODATION

### **Kitchen: 15'5" x 6'0"**

Galley style kitchen with a comprehensive range of storage units with sink unit and drainer, built in double oven and hob, plumbing for dishwasher, window and door to rear with impressive open views. Door to shower room.

### **Living Room: 14'6" x 11'9"**

Box bay window to front aspect with stunning panoramic river views. Door to front aspect. Multi-fuel burning stove. Double doors to:

### **Bedroom 2/Dining Room: 14'3" x 12'3"**

Dual aspect with French doors to side and rear with far reaching river views. Full range of fitted wardrobes with sliding mirror fronted doors.



### **Bedroom 1: 12'2" x 8'8"**

Window to rear with river views. Door to

### **Shower Room: 11'6" x 5'5"**

Shower enclosure with electric shower. Vanity wash basin, low level w/c. Plumbing for washing machine, window to rear, down lighting, heated towel rail.

### **OUTSIDE**

Quay headed river frontage extending to approximately 63ft including a private mooring dock measuring 20'9" x 8'4".

Detached garden shed plus lean to storage shed.

### **ADDITIONAL INFORMATION**

Tenure: Leasehold: B Lease

Term: Lease runs until 2085

Ground Rent: £1,450 per annum

Service Charge: TBC

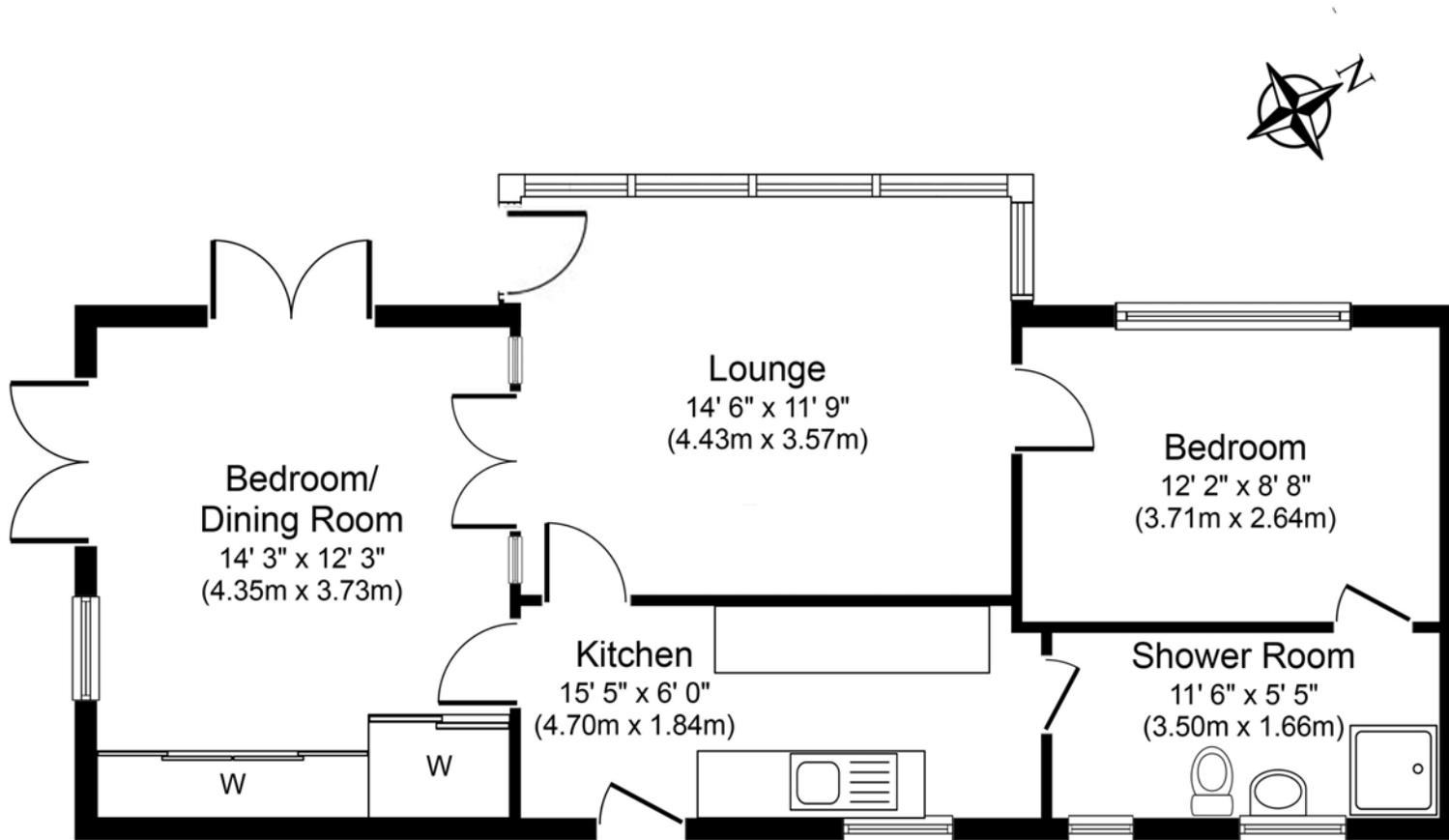
Holding tank drainage £68 per empty.

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.





Approximate Floor Area  
630 sq. ft.  
(58.6 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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