



RIVERSIDE, REPPS WITH BASTWICK  
£180,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





# RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- Immaculate riverside bungalow
- Fully renovated in 2020
- Works included - new cladding, insulation, windows, internal walls and timber ringbeam
- 66ft of river frontage
- No adjacent neighbours
- Stunning views front and back

An immaculately maintained riverside bungalow which was the subject of a comprehensive and sympathetic programme of renovations in 2020. This includes new exterior cladding, new internal walls, new insulation added to walls, ceilings and floors, new UPVC sealed unit double glazing and a new timber ring beam. The exterior has also been recently repainted.

Occupying an idyllic spot on the banks of the River Thurne with private quay headed frontage extending to approximately 66ft including a private mooring dock measuring 15'8" x 6'8".

With picturesque views front and back, Iris is the perfect Broads retreat. Early viewing is recommended.

## ACCOMMODATION

### **Living Room: 14'2" x 10'11" (8'9" min)**

Dual aspect living space with impressive views out over the river and open countryside to the rear. Sliding patio doors leading out onto a covered seating area. Picture rail, loft access, laminate flooring, open plan to:

### **Kitchen: 7'10" x 6'0"**

Range of wall and floor mounted units with sink unit and drainer, electric cooker point, laminate flooring, window to rear with far reaching views.

### **Dining Room/Bedroom 3/Study: 7'9" x 7'0"**

Versatile room separated by bi-folding doors from the living room. Window to front aspect with oak window board. Glazed door with side panel to side. Laminate flooring.



### Bedroom 1: 9'10" x 7'11"

Window to side, laminate flooring, panelled door.

### Bedroom 2: 7'8" x 6'0"

Window to front with oak board, river views, laminate flooring, panelled door.

### Shower Room

Corner shower enclosure, vanity wash basin, w/c, wall mounted heater, extractor fan, window to side. Plumbing for washing machine.

## OUTSIDE

The riverside garden is laid to lawn with quay headed frontage extending to approximately 66ft. Mooring dock 15'8" x 6'8". Timber sheds, external lighting.

## ADDITIONAL INFORMATION

Tenure: Leasehold - B Lease

Term: Lease runs until 2085

Ground Rent and Service Charge: available on request

Services: Mains water and electricity

Drainage: Holding tank - £70 per empty

Access: Via footpath and river only.

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.

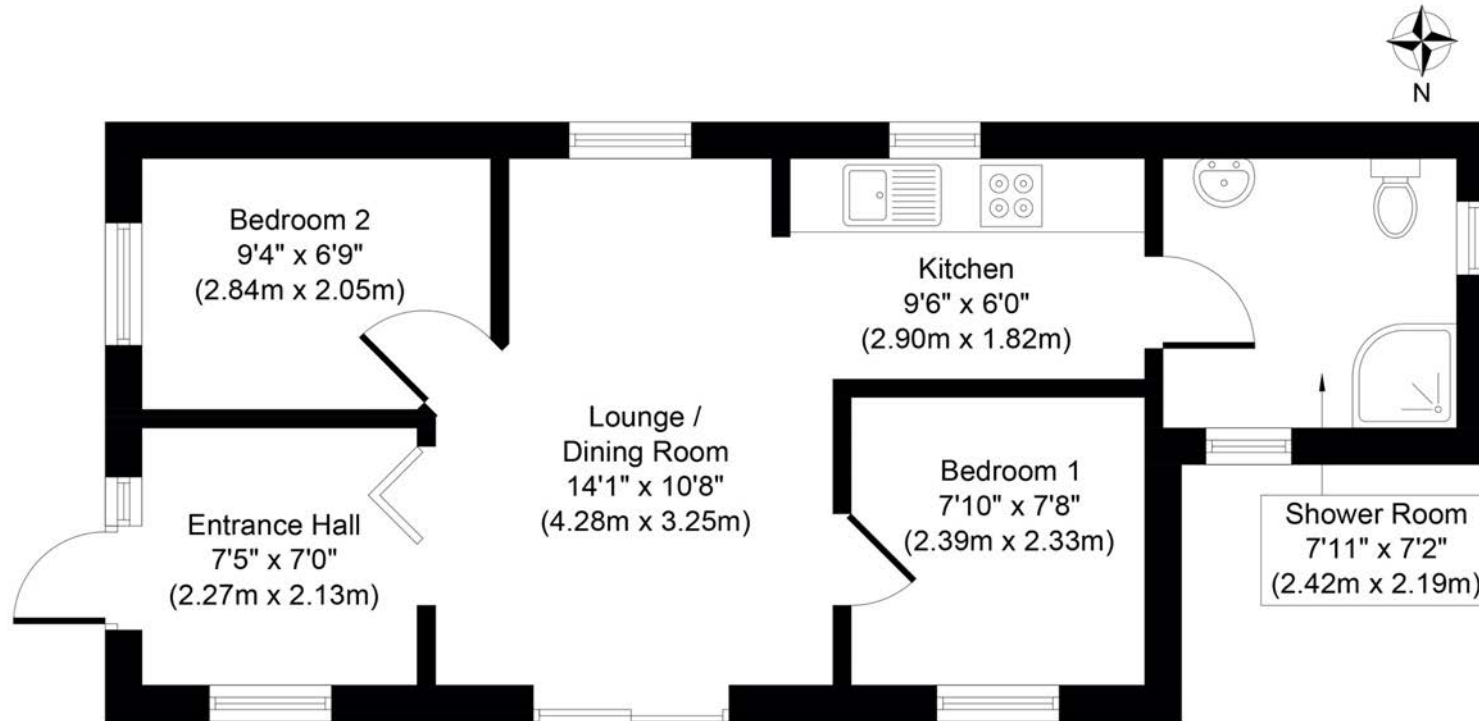
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.










**Approximate Floor Area**  
**440 Sq. ft.**  
**(40.9 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		101
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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