



MARTHAM RIVERBANK, MARTHAM
£225,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







MARTHAM RIVERBANK, MARTHAM, NORFOLK NR29 4RG

- Well maintained traditional riverside bungalow offering stunning panoramic views
- A highly sought after, peaceful and picturesque section of the River Thurne
- River frontage extending to approximately 50ft with a private mooring dock
- 2 double bedrooms, a spacious shower room and a dual aspect 20ft living room

A well maintained and much loved traditional riverside bungalow set in a particularly quiet and scenic section of the River Thurne, at the highly desirable Martham end of the river, beyond Candle Dyke, with breathtaking, uninterrupted views out over Heigham Sound.

The accommodation consists of a 20ft long dual aspect living room with stunning panoramic views, two double bedrooms, a fitted kitchen, generous shower room and an entrance hall.

With river frontage extending to approximately 50ft with a private mooring dock and a raised deck offering the perfect vantage point to sit and enjoy the constantly changing riverside views.

Offering a highly prized location, great for bird life and within easy reach of Hickling Broad, perfect for sailing but also with direct access to the entire Broads network, so whether you are boating, fishing, paddle boarding or bird watching, this is the perfect base to do it from.

ACCOMMODATION

Entrance Hall

With a window to side and built in storage.

Kitchen: 9'6" x 5'3"

Range of wall and floor mounted units, electric cooker point, window to rear with far reaching views over open countryside. Panelled door.

Living Room: 20'3" x 11'10"

Dual aspect with a large box bay style window to the front aspect with patio doors out onto the riverside deck and impressive sweeping views, along with windows to the rear looking out over open marshland.



Bedroom 1: 9'6" x 11'0"

Window to front aspect with river views, panelled door. Fitted wardrobe and dressing table. Wall mounted heater.

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

Windows to front with river views. Wall lights, panelled door, wall mounted heater.

Shower Room: 9'6" x 6'8"

Shower enclosure, vanity wash basin, low level w/c, extractor fan, panelled door.

OUTSIDE

Lawned garden extends to the front and rear, enclosed by panel fencing with gated access. External power and light and raised riverside decking looking out over the River Thurne.

ADDITIONAL INFORMATION

Tenure: Leasehold. Current lease runs until 2085.

Ground Rent: £5 per annum.

Service Charge: £195 per annum.

Term: Lease expires in 2085.

Holding tank pump outs £60 each.

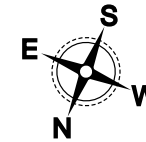
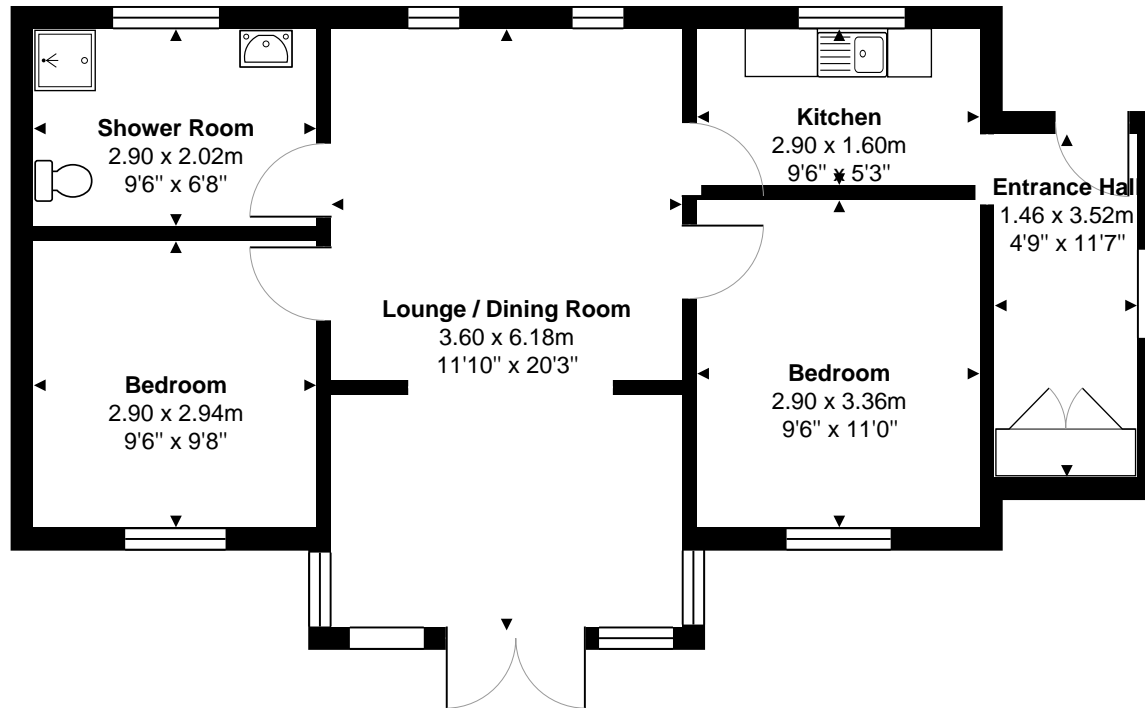
Services: Mains water and electricity.

Access: Via river and footpath only. Parking available approximately 400 metres away.

Council Tax: Band A.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES 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.



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