



NORTH WEST RIVERBANK, POTTER HEIGHAM
£189,950 LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Much loved riverside bungalow
- Huge potential, ready for updating
- Elevated south facing plot
- 60ft river frontage with 45ft mooring dock
- Panoramic views out over the River Thurne and across open marshland
- Charming Broads retreat

A much loved riverside bungalow coming to the market for the first time in 30 years!

Occupying an elevated south facing position on the banks of the River Thurne with impressive sweeping views to the front and to the rear. Offering approximately 60ft of private river frontage along with a private mooring dock measuring approximately 45ft x 9'6".

The accommodation comprises a generous triple aspect living space with high ceilings and picture windows, making the most of the picturesque river views and patio doors leading out onto a raised south facing seating area.

There is a fitted kitchen adjacent to the living room with the potential to be incorporated into the living room, creating a spacious open plan living area. There are two double bedrooms and a bathroom.

The plot is laid to lawn with a storage shed and wonderful open views.

Available with no onward chain.

ACCOMMODATION

Kitchen: 6'11" x 8'11"

Glazed door, window to side. Full range of wall and floor mounted units with sink unit and drainer. Electric cooker point.



Open Plan Living Room: 15'1" x 23'4" (7'1" x 13'10" min)

Light and airy space. Triple aspect with high ceilings. Sliding patio doors leading out onto a raised south facing seating area with steps down onto the lawn.

Inner Hallway

Bedroom 1: 9'0" x 8'11"

Window to side with river views.

Bedroom 2: 9'0" x 8'11"

Window to side with open views.

Bathroom

Wash basin, w/c, bath, window to rear.

OUTSIDE

Laid to lawn with quay headed river frontage extending to approximately 60ft with a private mooring dock measuring approximately 45ft x 9'6". There are also two storage sheds.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Lease runs until 2085.

Ground Rent and Service Charge: Approximately £200 per annum.

Services: Mains electricity, water and drainage.

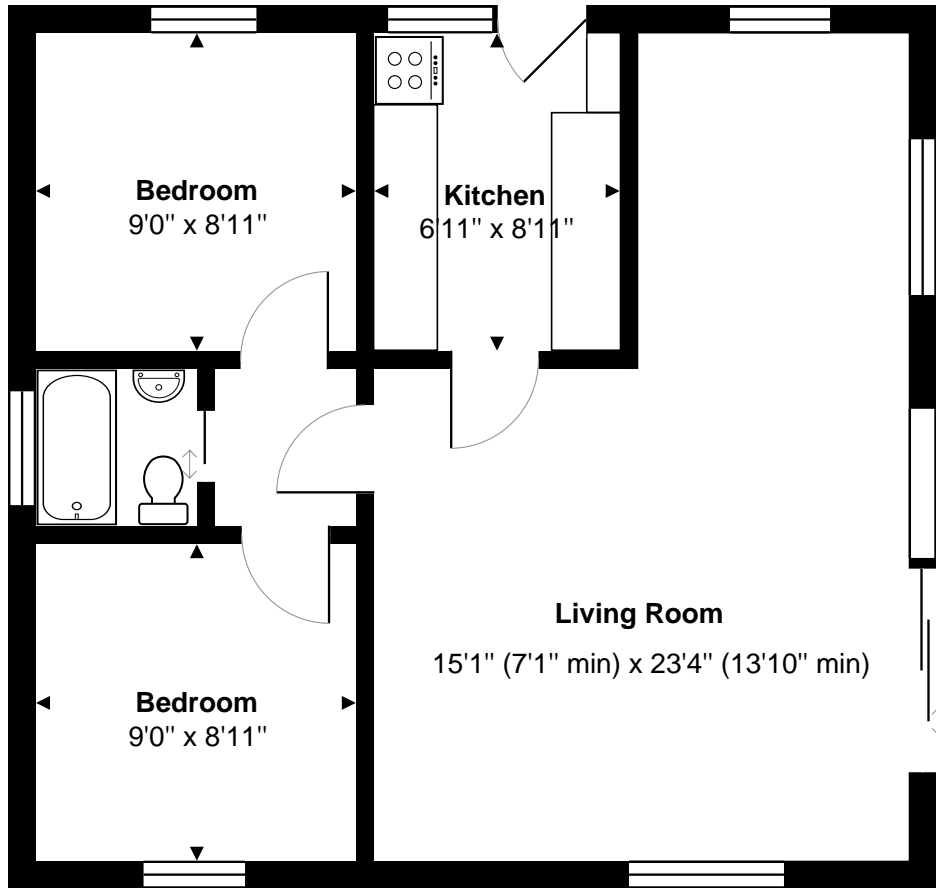
Access via footpath and river only.

Contents included.

No onward chain.







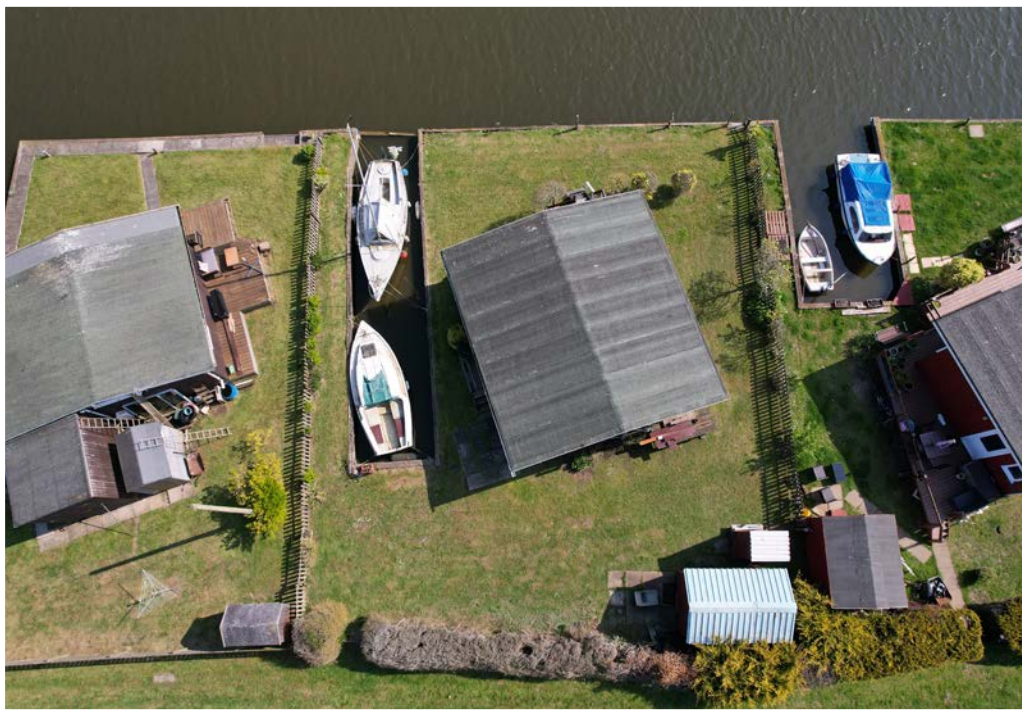
PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

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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