

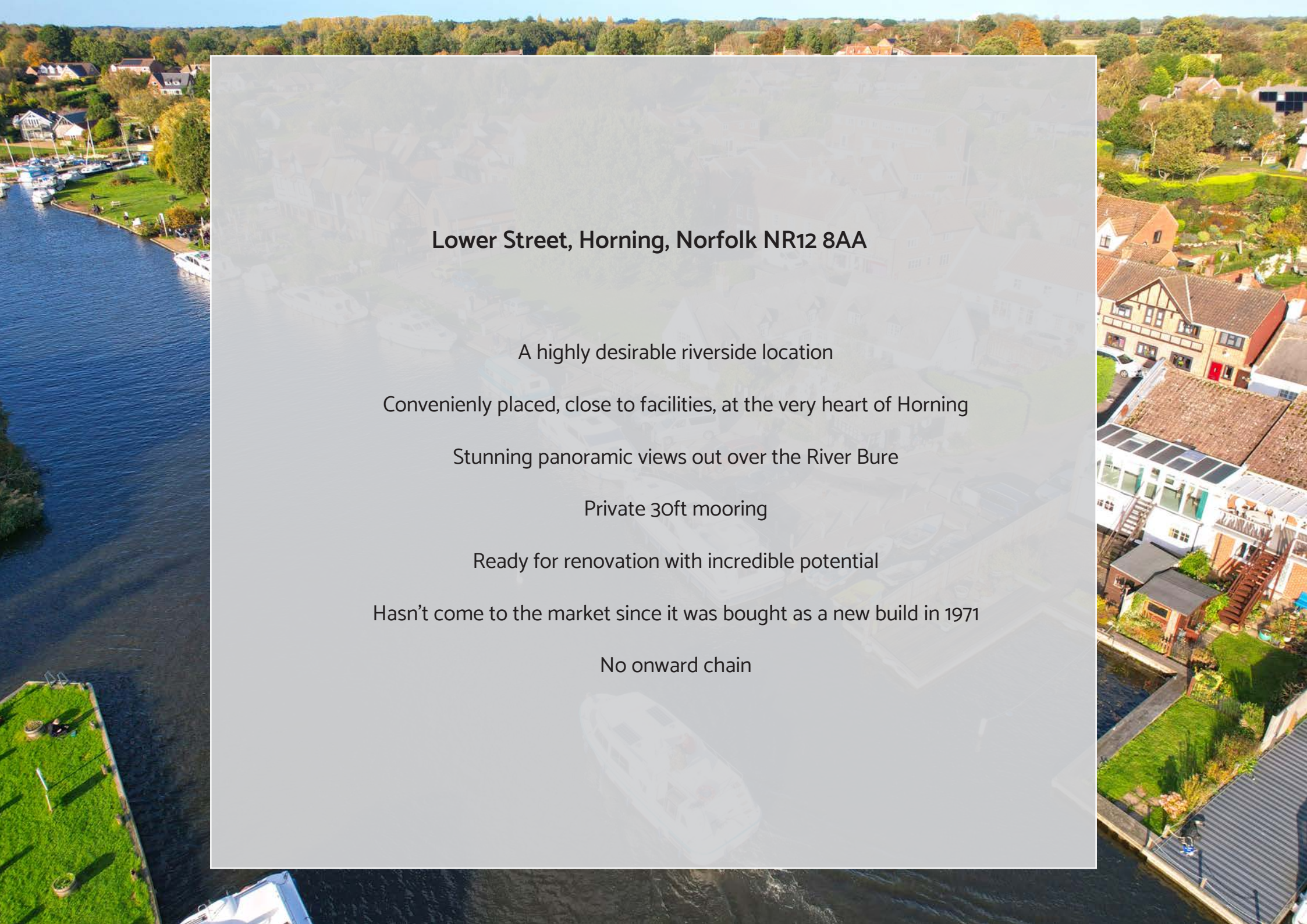


LOWER STREET, HORNING
£525,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





An aerial photograph of a river scene. On the left, a grassy bank with several boats moored along the shore. In the center, a semi-transparent grey box contains text. On the right, a row of houses with red-tiled roofs and some greenery. The river flows from the top left towards the bottom right.

Lower Street, Horning, Norfolk NR12 8AA

A highly desirable riverside location

Conveniently placed, close to facilities, at the very heart of Horning

Stunning panoramic views out over the River Bure

Private 30ft mooring

Ready for renovation with incredible potential

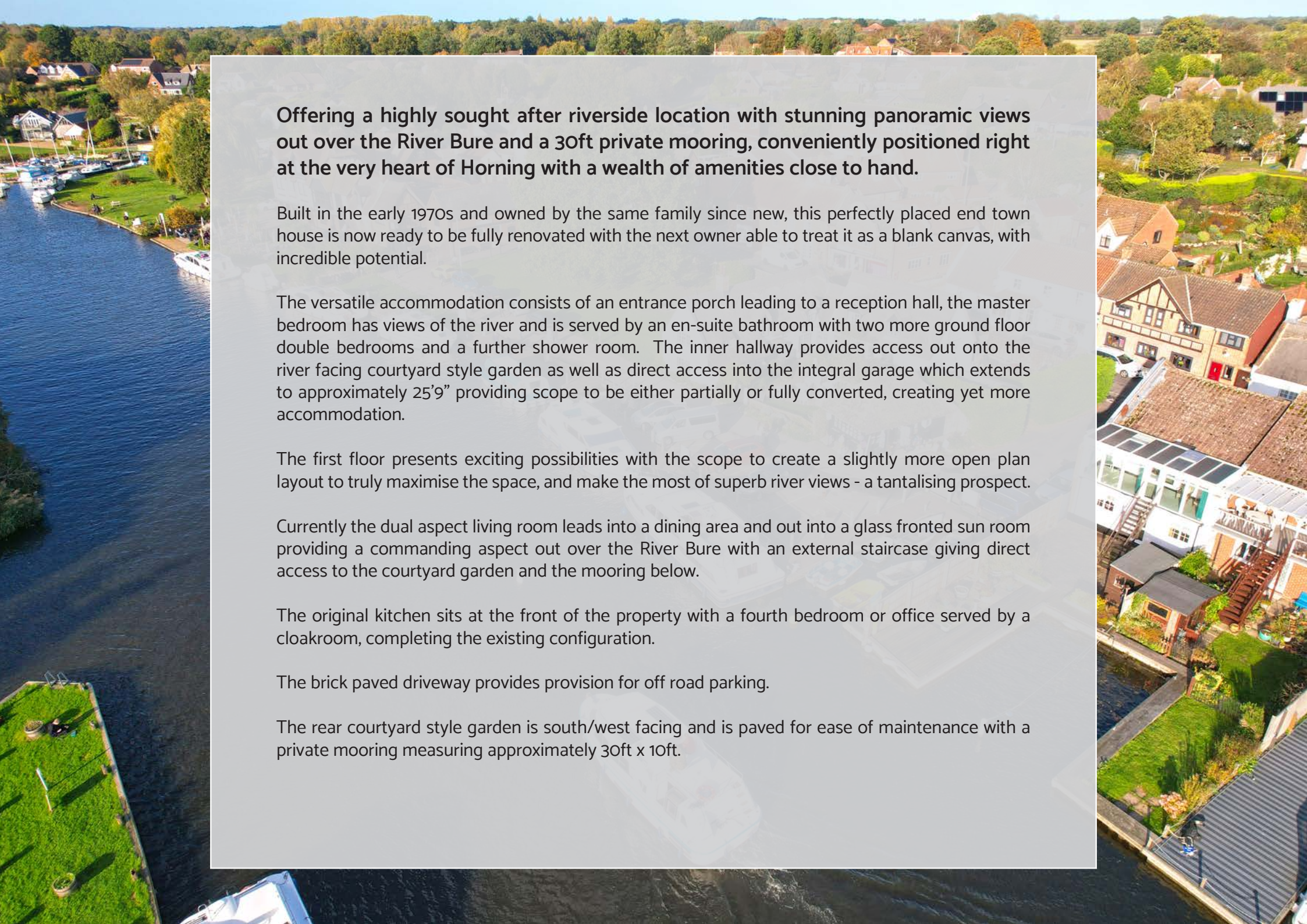
Hasn't come to the market since it was bought as a new build in 1971

No onward chain







An aerial photograph of a river scene. On the left, a grassy bank with several boats moored along the shore. In the background, a row of houses with red roofs is visible. On the right, a large, multi-story house with a prominent chimney and a large garden is shown. The house has a mix of brick and timber framing. The river flows from the top left towards the bottom right. The sky is clear and blue.

Offering a highly sought after riverside location with stunning panoramic views out over the River Bure and a 30ft private mooring, conveniently positioned right at the very heart of Horning with a wealth of amenities close to hand.

Built in the early 1970s and owned by the same family since new, this perfectly placed end town house is now ready to be fully renovated with the next owner able to treat it as a blank canvas, with incredible potential.

The versatile accommodation consists of an entrance porch leading to a reception hall, the master bedroom has views of the river and is served by an en-suite bathroom with two more ground floor double bedrooms and a further shower room. The inner hallway provides access out onto the river facing courtyard style garden as well as direct access into the integral garage which extends to approximately 25'9" providing scope to be either partially or fully converted, creating yet more accommodation.

The first floor presents exciting possibilities with the scope to create a slightly more open plan layout to truly maximise the space, and make the most of superb river views - a tantalising prospect.

Currently the dual aspect living room leads into a dining area and out into a glass fronted sun room providing a commanding aspect out over the River Bure with an external staircase giving direct access to the courtyard garden and the mooring below.

The original kitchen sits at the front of the property with a fourth bedroom or office served by a cloakroom, completing the existing configuration.

The brick paved driveway provides provision for off road parking.

The rear courtyard style garden is south/west facing and is paved for ease of maintenance with a private mooring measuring approximately 30ft x 10ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

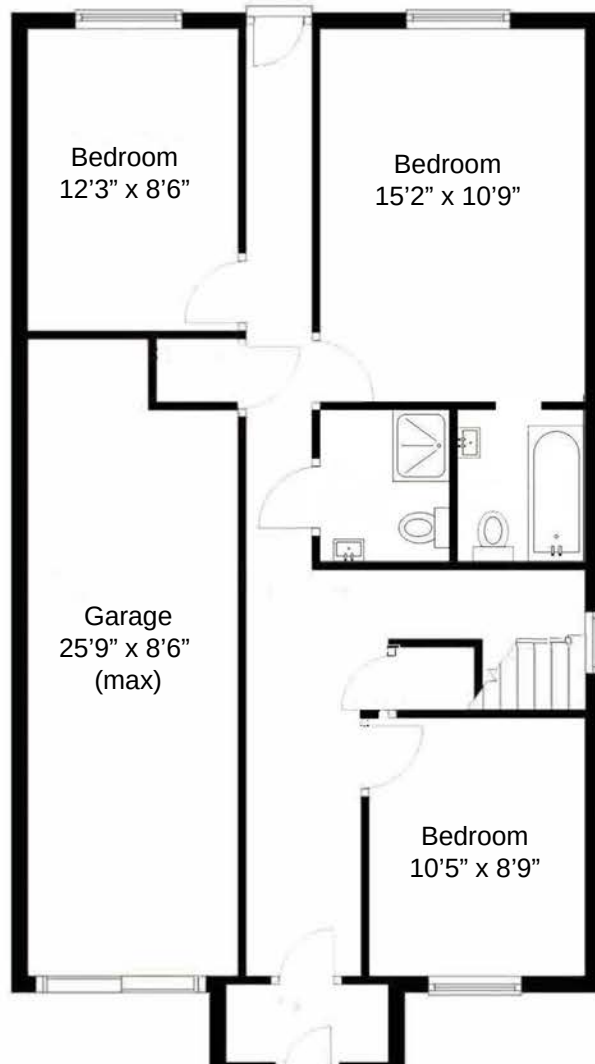
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

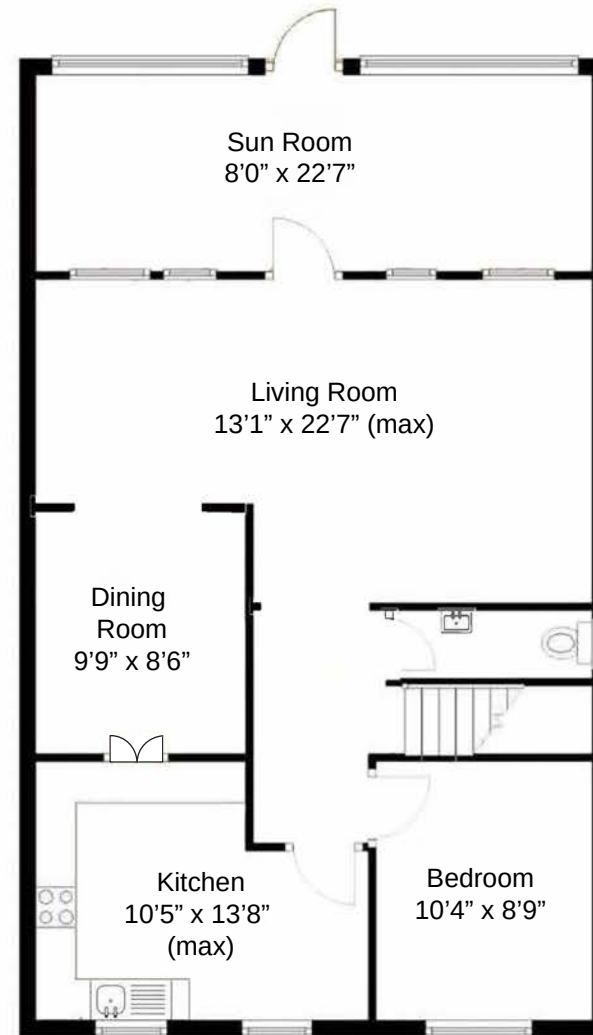
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



Ground Floor



First Floor



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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