



FERRY MARINA, HORNING
GUIDE PRICE £275,000 - £300,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY MARINA, FERRY ROAD, HORNING NR12 8PS

- Well presented 2 bedroom town house
- Marina views
- Private 25ft mooring
- Ideal holiday let / second home
- Off road parking
- Sought after marina setting just off the River Bure
- Contents available by negotiation

A well presented two bed town house with views out over the water and a private mooring, located within a highly regarded marina set just off the River Bure.

Currently run as a holiday let with contents available by separate negotiation, this low maintenance property is also ideal as a lock up and leave second home with UPVC sealed unit double glazing, electric heating, private off road parking and a 25ft long freehold mooring, all within easy walking distance of the centre of Horning, which provides a wealth of amenities.

The well proportioned accommodation consists of an entrance hall, spacious open plan living room, fully fitted kitchen, two double bedrooms and a contemporary bathroom.

ACCOMMODATION

Entrance Hall

Built in cupboard.

Living Room: 18'4" x 13'2"

French doors to rear leading out onto a private terrace looking out over the water. Two electric heaters, staircase to first floor. Coved ceiling, open plan to:

Kitchen: 6'10" x 6'7"

Range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor. Tiled walls, coved ceiling, wall mounted fan heater, window to front aspect with views out over the marina.



FIRST FLOOR

Landing

Built in cupboard with hot water tank.

Bedroom 1: 12'11" x 9'9"

Box bay window to rear looking out over the water. Built in cupboard, coved ceiling.

Bedroom 2: 11'1" x 8'1"

Window to front aspect, wall mounted electric heater, coved ceiling. Built in cupboard.

Bathroom

Panelled bath with fitted shower and screen, wash basin, w/c, heated towel rail with mounted fan heater, fully tiled walls, coved ceiling. Window to front aspect.



OUTSIDE

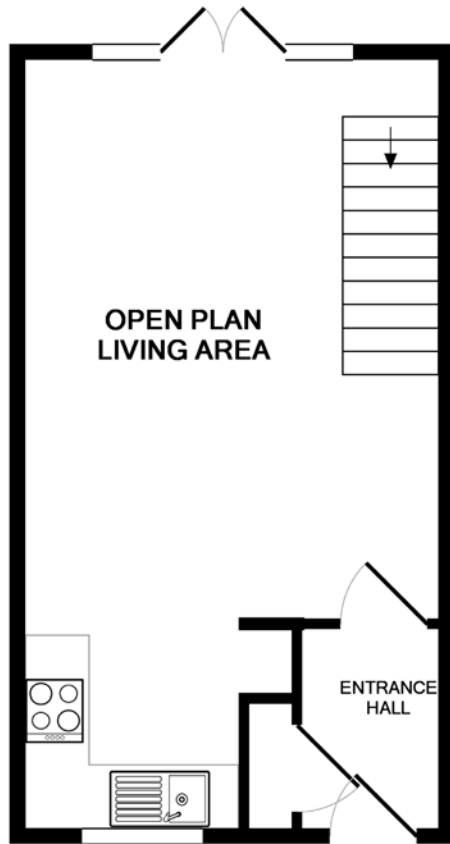
Small decked area to the front and a paved patio to the rear.

Located only a few metres away is a private freehold stern on mooring measuring approximately 25ft x 10ft.

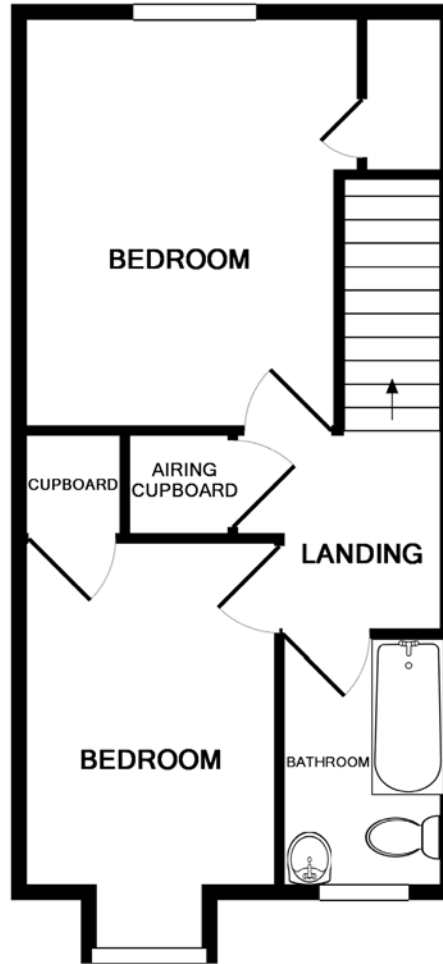
ADDITIONAL INFORMATION

Suitable for use all year round but not as a permanent residence.





GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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