



BRIMBELOW ROAD, HOVETON NR12 8UJ  
£200,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## BRIMBELOW ROAD, HOVETON NR12 8UJ

- Detached waterside bungalow within walking distance of the centre of Wroxham
- Off road parking and large mooring measuring approx 40ft x 38ft
- Mains services connected
- Scope for improvement

A unique opportunity to acquire a detached, freehold waterside bungalow with a generous mooring measuring approx 40ft x 38ft. Perfect for a cruiser owner. With private off road parking located less than 200 metres from the main river and within walking distance from the centre of Wroxham.

The timber bungalow offers accommodation that comprises a sitting room, small bedroom, kitchen area and shower room with mains water, electricity and drainage all connected.

Ideal as base from which to explore the Broads with plenty of scope for improvement, hidden away yet incredibly well-placed at the same time.

An unusual waterside property with plenty of character, needs to be seen to be fully appreciated.

### ACCOMMODATION

#### **Sitting Room: 14'6" x 10'3"**

Dual aspect with views out over the water

#### **Kitchen: 8'1" x 4'1"**

Sink unit and drainer with fitted storage units, water heater and electric cooker. Tiled splashbacks, window to rear.

#### **Bedroom: 7'8" x 4'0"**

UPVC window to side.

#### **Shower room:**

Shower tray and curtain, vanity wash basin, low level W/C, shaver point.







## OUTSIDE

Gravelled parking area leading to the waters edge. Private quay headed mooring measuring approx 38ft x 40ft.

## ADDITIONAL INFORMATION

Tenure: Freehold. Year round use.

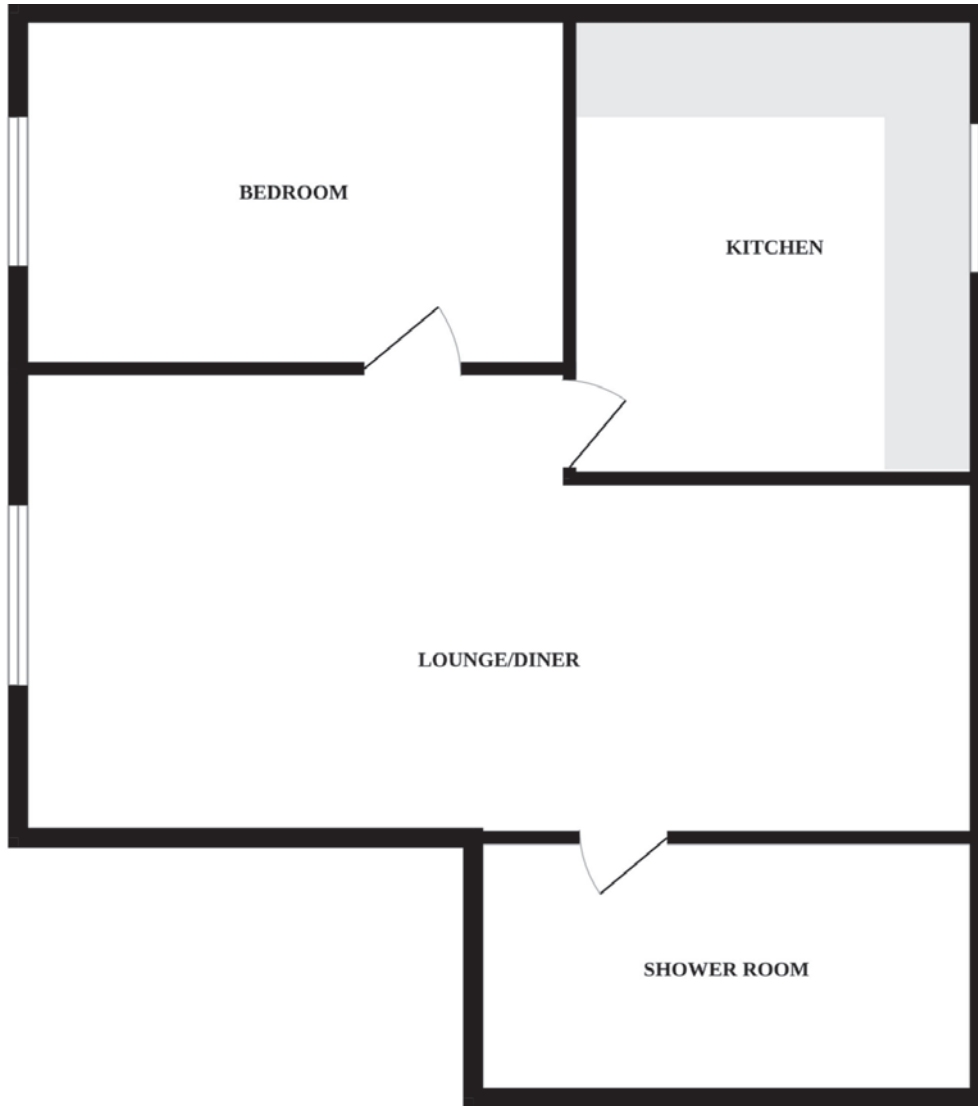
Services: Mains electricity, water and drainage connected



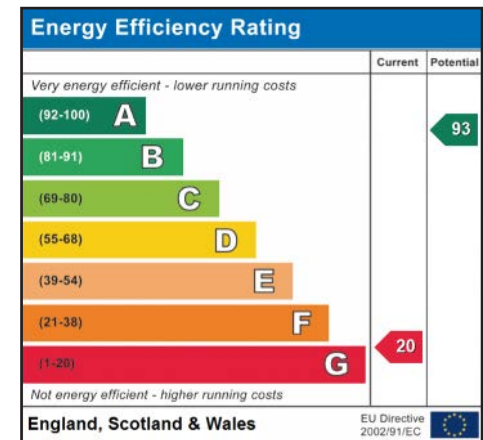
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.



PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY











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