



RIVERBANK, REPPS WITH BASTWICK
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- A well maintained 3 bedroom riverside bungalow
- Only 300 metres from Potter Heigham Bridge
- Private quay headed mooring extending to approximately 76ft
- Full UPVC sealed unit double glazing
- Air conditioning unit
- Panoramic views front and back
- Modern shower room
- Fully decked low maintenance outside space

A well maintained three bedroom riverside bungalow, close to the historic bridge at Potter Heigham, with private quay headed river frontage extending to 76ft and impressive panoramic views out over the River Thurne.

The well proportioned accommodation consists of an entrance hall, fully fitted kitchen/diner with river views, open plan to living room which is dual aspect, with large sliding patio doors to the river and a window to rear with far reaching views over open countryside, two double bedrooms, a third bedroom currently housing bunk beds, and a modern shower room.

Features include full UPVC sealed unit double glazing, electric heaters and an air conditioning unit, and a fully decked outside space designed for low maintenance.

As only the second bungalow along on the Repps Riverbank, this property benefits from being only 300 metres away from Potter Heigham Bridge, with three private car parks close by.

ACCOMMODATION

Entrance Hall

Built in storage cupboard.



Kitchen/Dining Room: 13'4" x 7'11"

Comprehensive range of wall and floor mounted units with double sink and electric cooker point. Picture window to front aspect with impressive river views, with mounted air conditioning unit. Open plan to:

Living Room: 13'11" x 12'1"

Dual aspect with window to rear with unspoilt, far reaching views out over open fields and large sliding patio doors looking directly out over the River Thurne. Wall mounted electric heater. Built in cupboard.

Bedroom 1: 13'2" x 7'9"

Steps up from living room, window to front aspect with river views.

Bedroom 2: 8'8" x 8'8"

Window to front aspect with river views.

Bedroom 3: 13'2" x 5'3"

Window to side, wall lights.

Shower Room

Double shower enclosure with w/c and wash basin, heated towel rail, wall mounted fan heater, window to rear.



OUTSIDE

Quay headed river frontage extending to approximately 76ft providing side on mooring for 1-2 boats. Two decked seating area, one at either end of the plot, enclosed by fencing with gated access to the rear with a timber garden shed.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Runs until 2085

Ground Rent: £5 per annum

Service Charge: Approximately £150 per annum

Services: Mains water and electricity, holding tank drainage

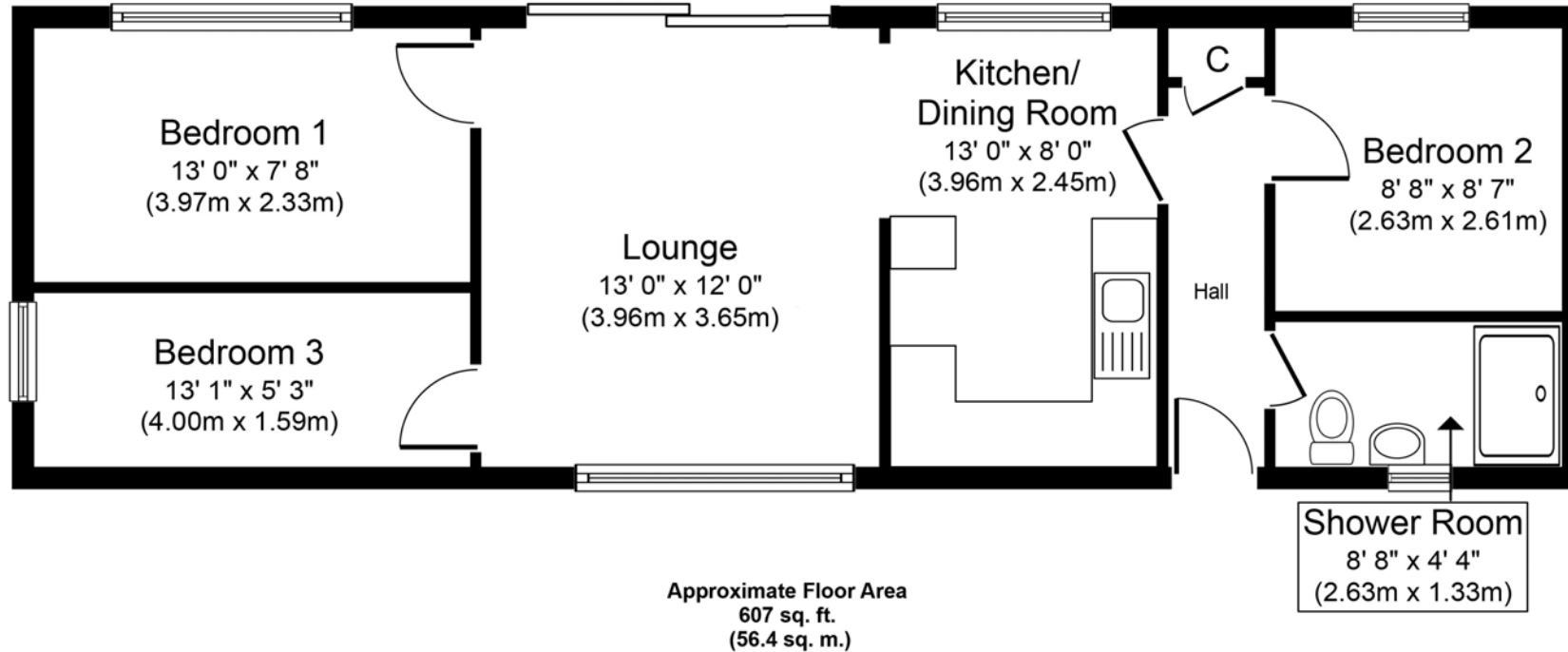
Access via river and footpath only, but only 300 metres from the bridge at Potter Heigham with private car parks close by.



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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