



NORTH WEST RIVERBANK, POTTER HEIGHAM
£175,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Three bedroom detached riverside bungalow
- Over 30ft quay headed river frontage
- 26ft long open plan living area
- Located a short distance from Potter Heigham bridge and local amenities
- Triple aspect living room
- No onward chain

A deceptive three bedroom detached riverside bungalow with over 30ft of quay headed river frontage, including a private mooring dock, a 26ft long open plan living area and impressive views front and rear.

Conveniently located a short distance along the North West Riverbank with a south easterly aspect, this property also benefits from UPVC sealed unit double glazing, a spacious four piece bathroom and a generous triple aspect living room.

There is also a leasehold car parking space available by separate negotiation.

Available with no onward chain.

ACCOMMODATION

Entrance Hall

Part glazed front door, loft access.

Large Triple Aspect Open Plan Living Room: 26'6" x 11'2"

Kitchen Area: 13'3" x 6'9"

Full range of storage units with sink unit and drainer, electric cooker point, tiled splash backs, window to rear with views out over open farmland. Open plan to:

Living Room: 19'10" x 11'2"

Dual aspect with French doors out onto part covered decking.



Bedroom 1: 9'3" x 9'1"

Window to front aspect with river views, hanging space.

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

Window to side aspect with river views.

Bedroom 3: 12'0" x 6'1"

Window to front aspect with river views, hanging space.

Bathroom: 12'0" x 6'9"

Four piece suite consisting of a panelled bath, low level w/c, wash basin and a shower enclosure. Heated towel rail, wall mounted fan heater, shaver point, window to side.

OUTSIDE

The lawned, south east facing garden leads out from the living room with a partially covered sun deck. The total river frontage extends to approximately 32ft with a private mooring dock measuring 23'0" x 9'6". There is also a storage shed.

The perfect base for anyone with a passion for boating and/or fishing. Stunning river views.

ADDITIONAL INFORMATION

Tenure: Leasehold - A Lease

Term: Lease expires in 2085

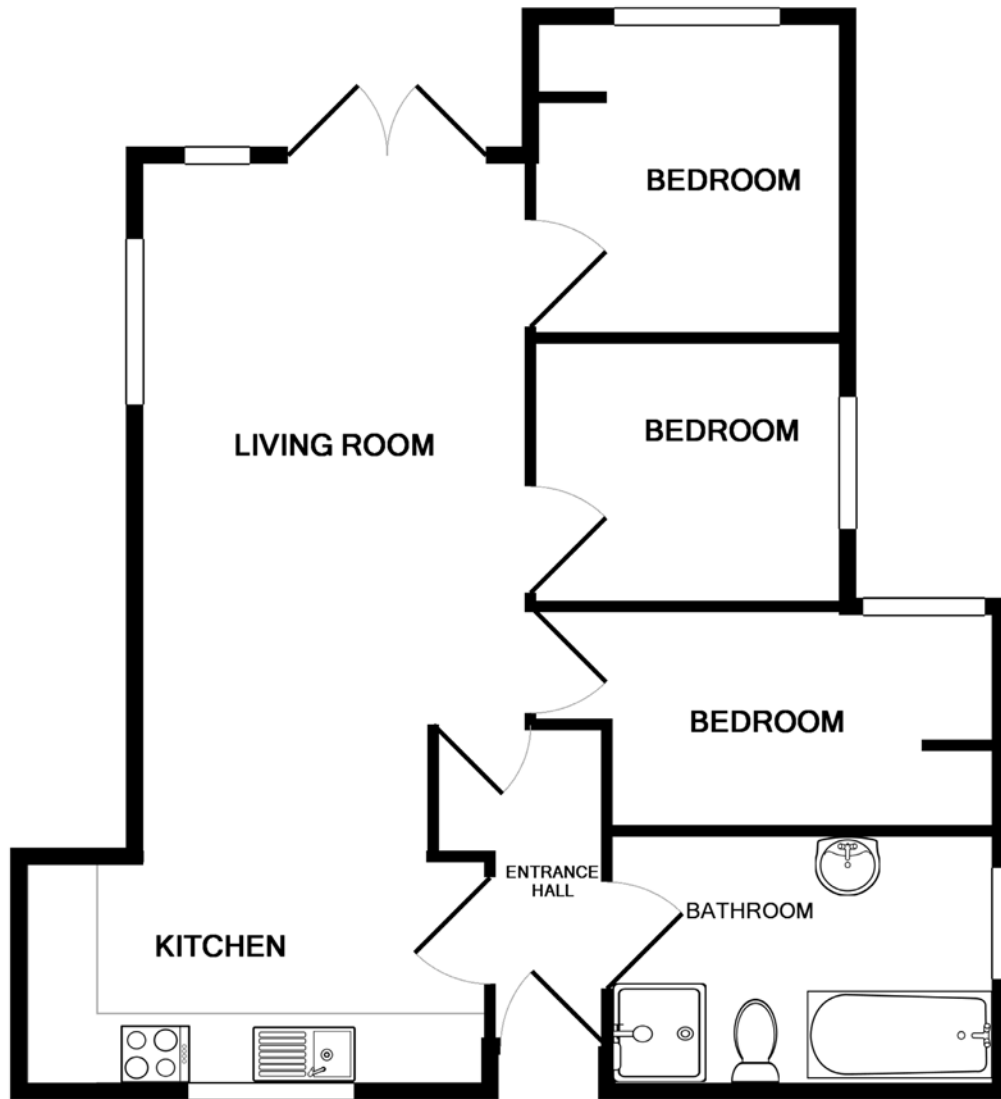
Ground Rent and Service Charge: Circa £145 per annum

Access: Only accessible by footpath and river. No road access.

Leasehold car parking space available to purchase by separate negotiation - £10,000

Ground rent and service charge for car parking space approx £65 per annum.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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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