



NORTH WEST RIVERBANK, POTTER HEIGHAM
£180,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Unspoilt riverside bungalow thought to date back to the 1930s
- Full of character and charm with scope for improvement
- 70ft river frontage with recently replaced quay heading
- 3 bedrooms
- Dual aspect living room leading out onto a river facing verandah
- Adjacent boatshed available by separate negotiation
- Impressive uninterrupted views

An attractive and unspoilt timber bungalow set on the banks of the River Thurne with impressive uninterrupted views and approximately 70ft of river frontage with recently replaced quay heading.

Thought to date back to the 1930s with original style features that include panelled doors, wooden floors and an attractive south east facing verandah.

The accommodation consists of an entrance hallway, inner hall, dual aspect living room with river views, three bedrooms, shower room and kitchen.

Full of character and charm with plenty of scope for improvement.

The adjacent boatshed could also be made available by separate negotiation.

ACCOMMODATION

Entrance Hallway

Doors to rear and side with windows to the rear providing far reaching views out over open countryside.

Inner Hallway

Living Room

Dual aspect with two sets of French doors, one of which leads out onto the river facing verandah with impressive views of the river and the open countryside beyond. Two night storage heaters, wooden floor and panelled door.



Kitchen

Sink unit and drainer with floor mounted storage cupboards. Plumbing for washing machine, window to rear with views out over open countryside.

Bedroom 1

Window to front aspect with river views. Wooden floor, panelled door.

Bedroom 2

Windows to front aspect with river views, vaulted ceiling.

Bedroom 3

Window to rear, wooden floor, panelled door.

Shower Room

W/c, hand basin, inset half bath with tap fed shower above.

OUTSIDE

Lawned garden extends to the front and side leading down to the water's edge with approximately 70ft of private river frontage with recently replaced quay heading.

With no property on the opposing bank, the property enjoys impressive uninterrupted views out over the River Thurne and the open countryside beyond.

Sit beside the river is an attractive octagonal summer house, of timber construction under a thatched roof, the perfect vantage point to sit and enjoy the view.





ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs to 2085

Ground Rent and Service Charge: Approximately £150 per annum

Services: Mains water, drainage and electricity

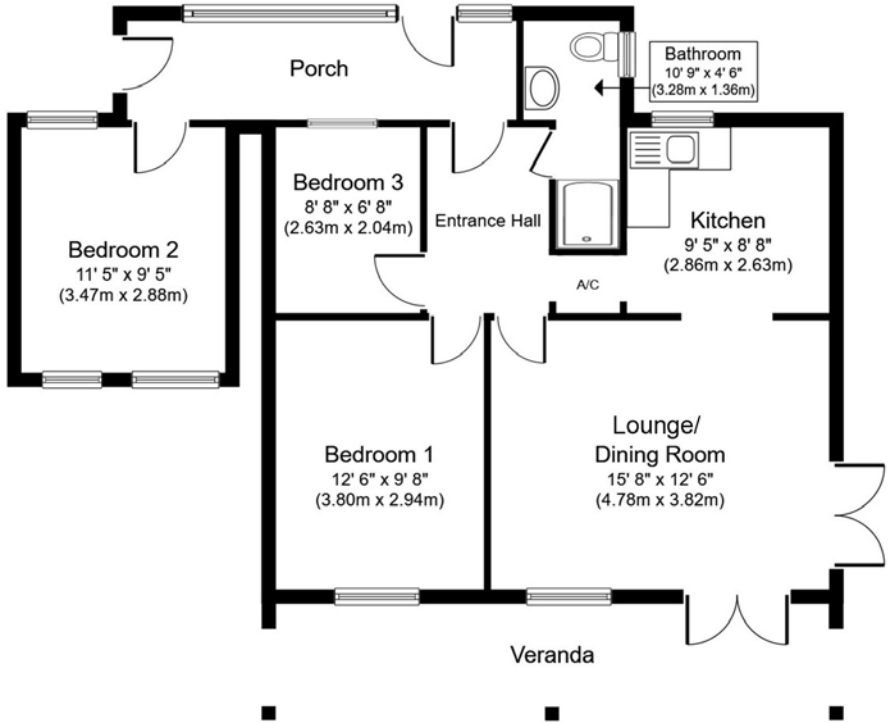
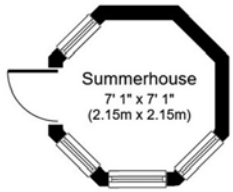
The adjacent boatshed is owned by a family member and could be made available by separate negotiation. Guide price £40,000.



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.



Approximate Floor Area
769 sq. ft.
(71.4 sq. m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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