

SCOTT &  
STAPLETON

MALTINGS ROAD  
Wickford, SS11 7RH  
£499,000





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WICKFORD, SS11 7RH

Scott & Stapleton are excited to offer for sale this completely unique 4 bedroom house boat, the Selby Doris is a 103 ft Selby Barge that has been converted in to a spacious floating home by a skilled team of passionate craftsmen.

This super property offers four double bedrooms, two bathrooms & an abundance of social spaces including cinema room.

There aren't many houseboats that can offer as much space as this, and every room has been finished to a high standard, the open plan kitchen and enormous cinema room are particularly distinctive. All rooms are heated by a gas boiler.

A viewing is advised to avoid disappointment.

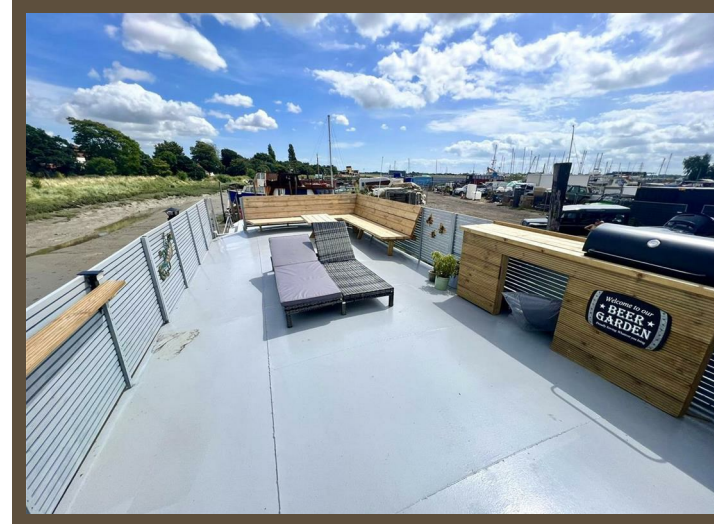
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## Yacht Particulars

Vessel Name  
Selby Doris

Vessel Type  
House Boat

Length (LOA)  
103 ft

Year Built  
1957

Construction Material  
Steel

Make  
Selby

Model  
Barge

Number of engines  
1

Engine Make & Model  
Thornycroft 6/98

## Construction

Construction – Steel  
Underwater Profile – Flat Bottom  
LOA – 103 ft  
Beam – 19.50 ft  
Draft – 4 ft  
Year of Construction – 1957

## Tankage

Fuel – 200 L  
Water – 2000 L (Over Two Tanks)

## Accomodation

8 Berths in 4 Cabins  
4 Double Cabins  
2 Heads (shower rooms)

## Master Cabin

Windows to side elevations. Carpet. Kingsized bed. Flat screen TV. Walk in Wardrobe. Door to ensuite.

## Master En Suite

Three piece suite comprising toilet, wash basin & Shower/Steam Room.

## Utility Room

Doors to all rooms. Laminate floor. Water tank. Washing Machine. Storage.

## Bedroom Four

Double Cabin.

## Bedroom Three

Double Cabin.

## Bedroom Two

Double Cabin.

## Shower Room

Laminate flooring. Three piece suite comprising shower cubicle, toilet & wash basin. Storage.

## Cinema Room

Carpet. Large space with L shaped sofa. Flat screen TV.

## Galley/Kitchen Area

Windows to side elevation. Bi folding doors out to aft deck which is a great entertaining space. Laminate flooring. Range of modern low & eye level units with integrated twin ovens, wine fridge and American style Fridge/freezer. Island with gas stove. Ample storage.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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