

Anchor Street, Coltishall
Offers in Excess of **£450,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS



IN DETAIL

On the ground floor:

Entrance Hall: 3.69m x 2.04m. Smooth plastered ceiling, radiator, stairs to first floor, built-in understairs storage cupboard, radiator, carpet. Doors to:

Kitchen: 2.67m x 2.75m. Window to front aspect, smooth plastered ceiling, range of fitted units incorporating stainless steel sink unit with mixer tap, 4 ring ceramic hob with extractor fan over, integrated oven and grill, plumbing for washing machine, vinyl flooring.

Lounge/Dining Room: 5.72m x 4.00m max. Two large windows to rear aspect and part-glazed door to rear. Wood-panelled ceiling, feature brick and flint fireplace with open fire onto brick hearth. Two radiators, fitted carpets.

Cloakroom: Smooth plastered ceiling, W.C., washbasin, radiator, gas central heating boiler, vinyl flooring.

On the first floor:

First Floor Landing: Smooth plastered ceiling with loft access hatch, built in airing cupboard housing hot water cylinder. Doors to:

Bedroom One: 3.17m x 4.05m max. Smooth plastered coved ceiling, window to rear aspect, built in wardrobe, radiator, fitted carpets.

Bedroom Two: 2.83m x 3.88m. Smooth plastered coved ceiling, window to front aspect, built-in storage cupboard/wardrobe, fitted carpets.

Bedroom Three: 2.42m x 3.40m. Smooth plastered coved ceiling, window to rear aspect, radiator, fitted carpets.

Bathroom: 2.76m x 2.76m. Smooth plastered ceiling, obscure glazed window to front aspect, panelled bath, pedestal washbasin, W.C., radiator, vinyl flooring.

Externally:

To the front of the property, there is a shared forecourt which gives access to a covered parking space for one vehicle. A storage cupboard is accessible from the outside.

To the rear of the property, a paved terrace is accessible from the lounge/dining room, which is surrounded by a low-level brick wall giving views over the adjacent mooring basin and across to the River Bure. Steps down to quay-headed mooring of 30'.



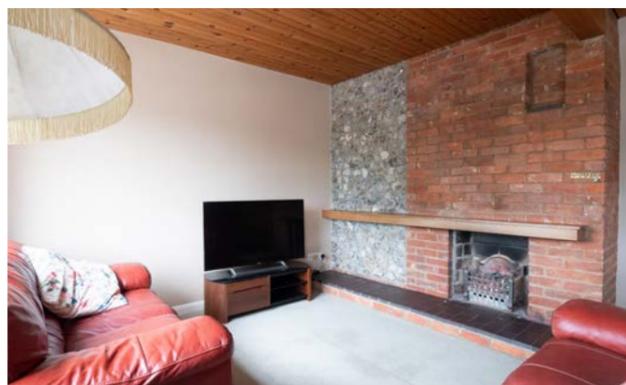
INSIGHT

Situated on one of the most sought-after roads in the Norfolk Broads village of Coltishall, this three-bedroom terrace home with river frontage and mooring is available with no onward chain.

Originally constructed in the 1970s, and retaining many original features, this delightful waterside property benefits from a kitchen and lounge/dining room on the ground floor, with two double and one single bedrooms on the first floor, with a generous family bathroom.

To the rear of the property, a 30' quay-headed mooring provides access to a private mooring basin and then onto the River Bure. This property has significant potential as either a second home or investment, and a generous loft space provides scope for conversion subject to planning consent.

Ideally located within the village, just a short stroll from two riverside pubs and the popular Coltishall Common, and within easy walking distance of the village centre with its wide range of independent shops (including bakery, butchers, greengrocer, convenience store), medical centre and pharmacy, this home is sure to be popular and early viewing is highly recommended.





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | 95 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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