



**River View Moorings, Bridge Road, Stoke Ferry, King's
Lynn, PE33 9TS**

welcome to

River View Moorings, Bridge Road, Stoke Ferry, King's Lynn

A Cruiser Stern houseboat currently moored within a tranquil setting on the banks of the River Wissey, offering a lounge, dining room, fully fitted kitchen, bedroom & bathroom.



Accommodation:

Lounge

With diesel fuel burner. Double-glazed window to the side.

Dining Room

With fitted table.

Kitchen

Fitted with a sink & drainer unit, worksurfaces, cooker, washing machine & fridge/freezer. Two double-glazed windows to the sides.

Bedroom

Three double-glazed windows. Two built-in wardrobes. Fitted storage cupboards & units.

Bathroom

Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the side.

Agent's Note

Boat measuring 56' x 7' - capable of navigating the whole canal network. 46 Hp engine with 3000 KW inverter.

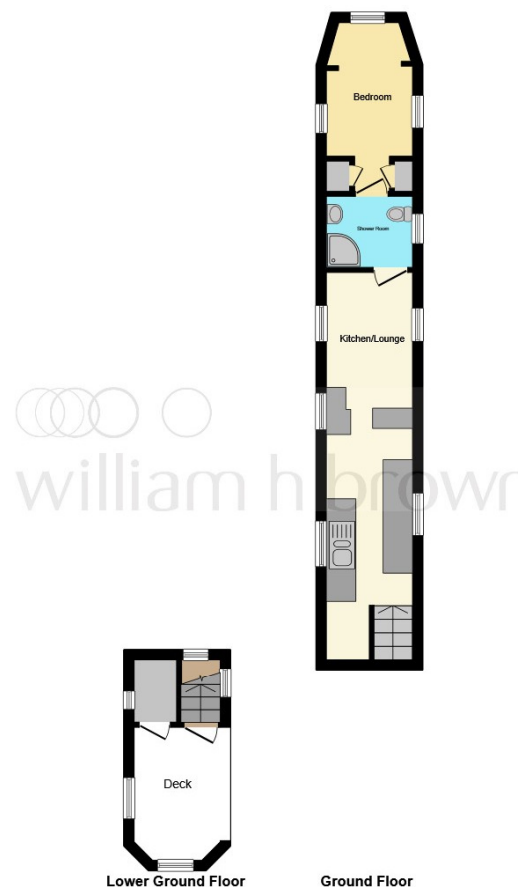
The boat currently occupies a mooring on a rolling 12 month lease at £2500 per annum. The boat is registered with Anglian Waterways and is licensed with the environmental agency.

Boat measuring 56' x 7' - capable of navigating the whole canal network. 46 Hp engine with 3000 KW inverter.

All kitchen appliances will be included in the sale.

The boat currently occupies a mooring on a rolling 12 month lease at £2500 per annum. The boat is registered with Anglian Waterways and is licensed with the environment agency.

Electricity to the property is served by means of an inverter & solar panels. Heating to the property is served by a diesel-fuelled stove. Please enquire with the branch for more information if required.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

River View Moorings, Bridge Road, Stoke Ferry, King's Lynn

- Cruiser Stern Houseboat
- Lounge + dining room
- Fitted kitchen with space for appliances
- Double-glazing throughout
- 56' x 7'

Tenure: Freehold EPC Rating: Exempt

£52,500



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112217 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk