

Aldreds
Estate Agents



Touchwood 5A North West Riverbank, Potter Heigham, NR29 5ND

£165,000





£165,000

Touchwood 5A North West Riverbank

Potter Heigham, Great Yarmouth, NR29 5ND

- Detached Riverside Bungalow
- Open Plan Living Area
- 61ft (stms) River Frontage
- Ideal Holiday Home / Let
- Preferred 'A' Lease
- Two Bedrooms
- Outstanding Views
- 28ft Mooring Dock
- On The Banks of the River Thurne
- Must View to Appreciate!

Aldreds are delighted to offer this superb riverside bungalow located on the banks of the River Thurne at Potter Heigham. This two bedroom detached property offers an enviable position on the Ludham North West bank almost opposite Repps Staithe with superb open river and countryside views available. The property offers the benefits of air conditioning, uPVC sealed unit double glazed windows, a well maintained riverside garden and water frontage of approximately 61' (subject to survey), including a 28' quay headed mooring dock. Ideal as a second home or holiday let, early internal viewing is highly recommended to appreciate this well presented and beautifully located Broadland property.



Open Plan Living/Kitchen Area 13'3" x 10'4" (4.04 x 3.15 (4.03 x 3.14))

A tremendous double aspect room offering a lovely river view with part glazed entrance door, windows to front and side, wall mounted air conditioning unit, power points, television point, wall lighting, telephone point, doors leading off, open plan access to;

Kitchen Area 6'5" x 6'2" (1.96 x 1.88)

Window to rear aspect allowing a lovely countryside view, a range of modern fitted kitchen units with rolled edge work surface and upstand, sink drainer with mixer tap, space for fridge-freezer, power points, electric cooker point.

Bedroom 1 8'6" x 8'2" (2.59 x 2.49)

Window to front aspect allowing a river view, wall mounted electric heater, power points, wall lighting.

Bedroom 2 8'6" x 8'2" (2.59 x 2.49)

Window to rear aspect allowing a marshland view, power points, wall lighting, wall mounted electric heater.





Shower Room 6'7" x 6'0" (2.01 x 1.83)

Obscure glazed window to rear, ventilation, wall mounted electric heater, low level w.c., tiled shower cubicle with electric shower, pedestal hand wash basin with tiled splash back, heated towel rail.

Outside

The property occupies a superb river facing plot, river frontage of approximately 61' (18.59m) (subject to measured survey), including a mooring dock 28' x 8' 10" (8.53m x 2.69m) and river facing garden is mainly laid to lawn with recently improved decked pathways, timber garden summer house and shore side power available on the mooring dock. Pedestrian gate gives access to the rear pathway with superb open views available to the rear aspect.

Tenure

Leasehold - 'A' Lease. We are informed the term remaining is approximately 61 years. Annual ground rent £5.00, Annual service charge for 2024 was approximately £145.00 (including waste management).

Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149. Upon reaching Potter Heigham turn right into Station Road. At the junction turn left onto Bridge Road and proceed into the village centre where short term parking is available. From Potter Heigham Stone Bridge, the property is accessed on foot on the Northwest Riverbank over the footbridge at Herbert Woods Boatyard. Proceed on foot as this runs into the Ludham Riverbank. The property can be located by our FOR SALE board. Alternative access is available across the river by boat from Repps Staithe which is almost opposite the property. The best postcode for sat nav's is for Repps Staithe which is NR29 5JY



Council Tax

North Norfolk District Council - Band: A.

Services

Mains water, electric & drainage.

Energy Performance Certificate (EPC)

EPC Rating: G.

Location

Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, selection of shops, two pubs, cafe, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich. The River Thurne connects at its mouth with The River Bure on the Broads network and leads upriver towards Martham, Hickling, Horsey and West Somerton.

Agents Note

The seller informs us that they have recently had 12 new galvanised sleeves added to the existing timber piles at Touchwood at a cost of £4200 by Petrofab.

Day Boat

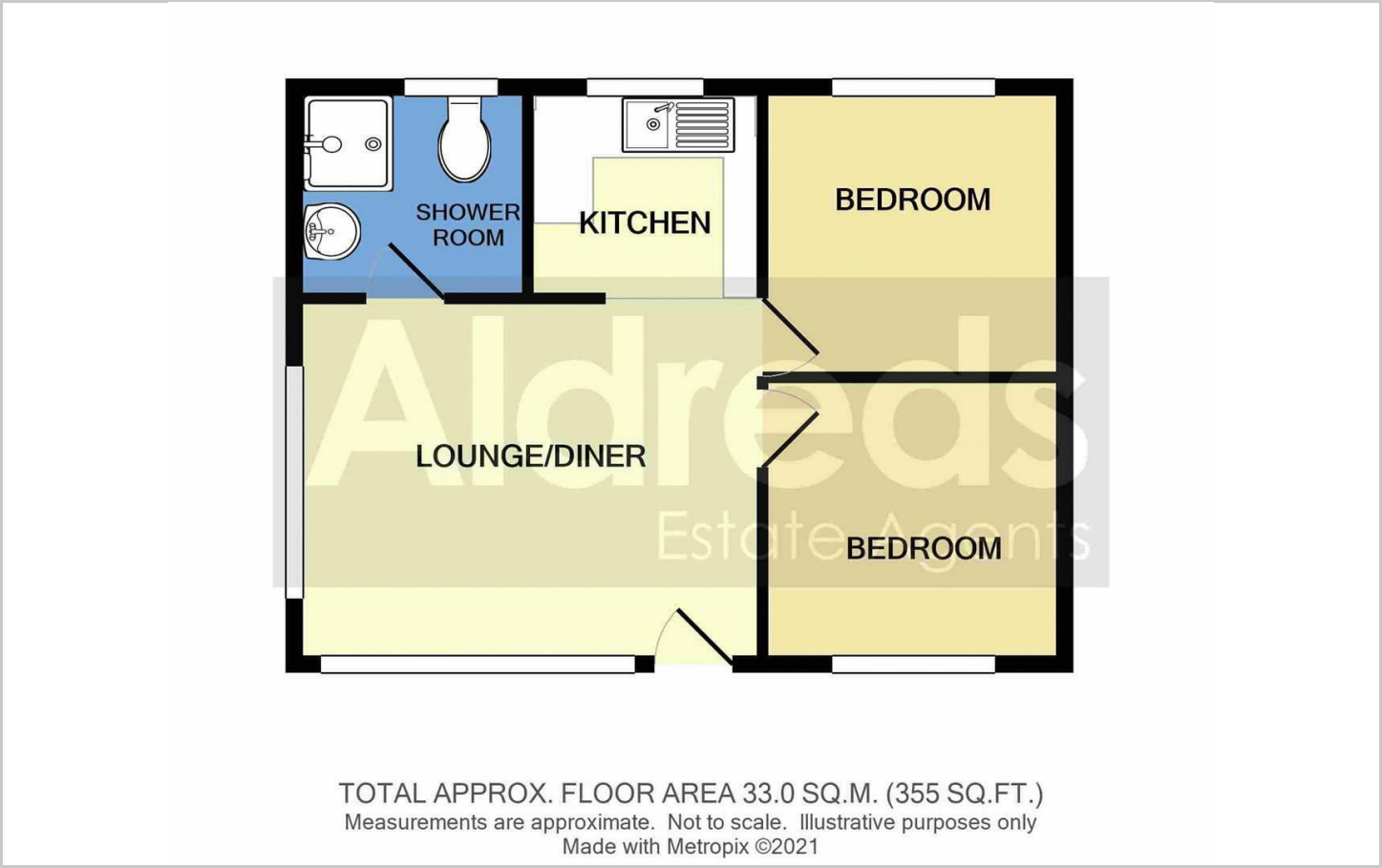
The seller has a small dayboat which is moored on the Repps Bank opposite the property for ease of boat access across the river from Repps Staithe, where permit parking is available in a private parking area. This boat is available by separate negotiation.

Reference

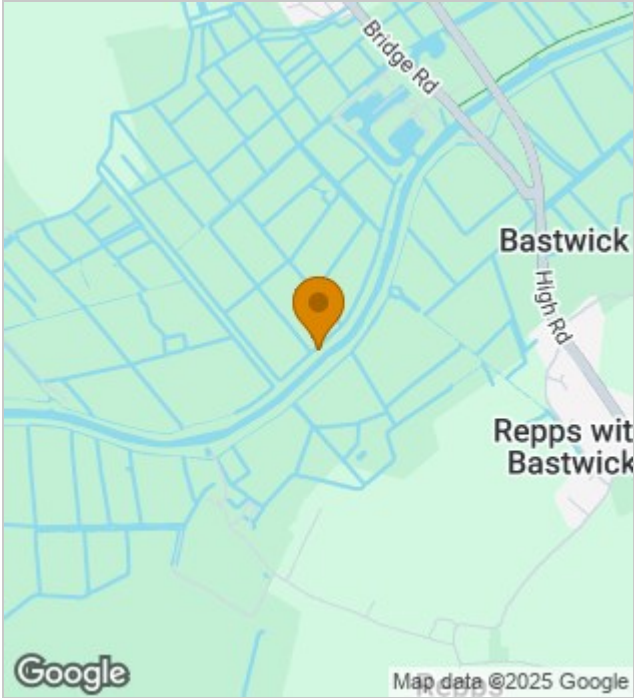
S9503/PJL



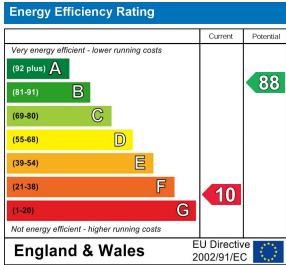
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.