



Ferry Bank, Southery, Downham Market, PE38 0PN

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Ferry Bank, Ten Mile Bank, Downham Market, PE38 0PN

A two bedroom semi-detached period cottage in need of renovation which lies close to the river between Southery and Littleport and is offered for sale with the benefit of no upward chain.

- Front Sitting Room
- Rear Kitchen/Dining Room
- Lean-To Extension with Two Further Storage Rooms
- Two Bedrooms
- Bathroom (Incomplete)
- Plot with Gardens Extending to Front, Side & Rear
- Off Road Parking
- No Upward Chain

Guide Price: £145,000



TEN MILE BANK is a fenland riverside hamlet situated on the banks of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between those two points. To the north are the towns of Downham Market (about 6 miles) and King's Lynn (about 18 miles). Both have railway stations on the London to King's Lynn line. Downham Market is less than 90 minutes from London by train. To the south lie Littleport (about 9 miles), Ely (about 13 miles) and Cambridge (about 30 miles).

FRONT RECEPTION ROOM 13'0" x 10'11" (3.95 m x 3.33 m) with untested open fireplace with a raised brick hearth, grate, tiled surrounds, insets and timber mantle shelf. Beams to ceiling, doorway through to:-

KITCHEN/BREAKFAST ROOM 15'2" x 8'11" (4.63 m x 2.73 m) Base unit with inset sink, double glazed window and door to garden.

LEAN-TO 21'0" x 8'0" (6.39 m x 2.43 m) with door to exterior. Currently sub-divided into two separate storage rooms.

FIRST FLOOR LANDING with window to side.

FRONT BEDROOM ONE 11'3" x 10'11" (3.42 m x 3.33 m) with window to front having far reaching countryside views.

BEDROOM TWO 8'10" x 8'10" (2.70 m x 2.70 m) with double glazed window to rear.

BATHROOM with window to rear. Incomplete with WC and bath (not tested).

EXTERIOR The gardens extend to three sides of the property. Tarmac and gravelled driveway/turning area to the front.

SHORT DIRECTIONS Taking the A10 from Littleport, drive several miles until you reach a bridge over the Little River Ouse where there is also a sign for the Ship Inn. Continue along the A10 for approximately 1.2 miles where the property can be found on the left hand side.

Tenure The property is Freehold

Council Tax Band A **EPC** G (18/58)

Viewing By Arrangement with Pocock & Shaw
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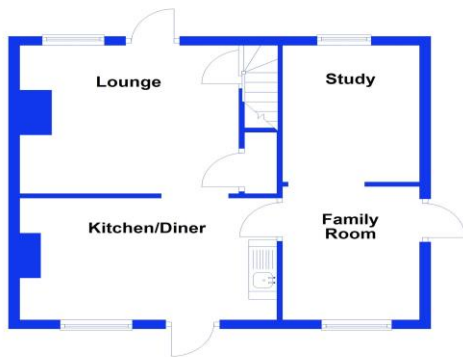
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Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.