



**Lady Eleanor Ferry Quay, Woodbridge IP12 1BW**



**welcome to**

**Lady Eleanor Ferry Quay, Woodbridge**

Offering stunning river views, this beautifully presented Collingwood Emperor Houseboat benefits from prime residential mooring on Ferry Quay, making it ideal as either a second home or as a permanent residence.



### **Aft Deck**

Small decked area with underneath storage space and bay housing the engine, boiler and hot water tank.

### **Kitchen / Diner**

10' 7" Max. x 9' 7" Max. ( 3.23m Max. x 2.92m Max. )

Under steps storage, Range of wall and base mounted units, inverter and electrical control panel. Panelled ceiling with inset spotlights, panelled walls. Mid height built-in gas oven, grill and microwave, gas hob, fridge, wood flooring. Open to...

### **Lounge**

13' 11" Max. x 11' 5" Max. ( 4.24m Max. x 3.48m Max. )

Fireplace with Morso Squirrel multi fuel burner, inset ceiling spotlights, speaker system, duck doors to the side, windows to the side, radiator, glass fronted built-in storage, further storage to side.

### **Inner Hall**

With built-in units, integrated freezer, storage, washer dryer.

### **Shower Room**

Full size walk-in shower, Thetford Cassette toilet and separate macerator toilet which pumps into a tank, pebble sink with mixer tap, glass fronted units with mirror above, worktops with storage cupboard, heater towel rail, obscure glazed porthole to side,

### **Bedroom**

9' 11" Max. x 11' 5" Max. ( 3.02m Max. x 3.48m Max. )

Built-in mirror fronted wardrobes and dresser, under bed storage and built-in bedside storage units, 2 portholes to either side, vents and inset ceiling spotlights, access to the bow deck.

### **Bow Deck**

With under storage, water tank and batteries for the bow thrusters. Space for patio furniture.



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## Lady Eleanor Ferry Quay, Woodbridge

- 60ft x 12ft Collingwood Emperor Houseboat
- Moored at the Ferry Quay
- Stunning River Views
- Convenient for Town Centre
- Beautifully Presented Accommodation

Tenure: Freehold EPC Rating: Exempt

guide price

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108835 - 0004

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