



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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welcome to

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

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108835 - 0008

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