









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 potholes 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

Council Tax Band: A

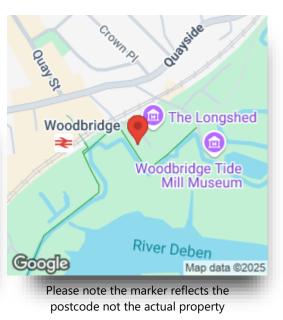
offers in the region of

£140,000









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Property Ref: WBG108835 - 0009 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.





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