



**Tommy Lee Ferry Quay, Woodbridge IP12 1BW**



**welcome to**

**Tommy Lee Ferry Quay, Woodbridge**

Moored at the Ferry Quay in Woodbridge, Tommy Lee is a fully operational, live aboard house boat which has been restored in recent years and now offers beautifully presented accommodation.



### **Front Deck**

Restored mast, two hatches leading down into the boat.

### **Wheel House**

9' 5" x 6' 3" Max. ( 2.87m x 1.91m Max. )

Offering panoramic views, fitted bench, 2 doors to either side. Steps down to the...

### **Living Space**

12' x 11' 5" ( 3.66m x 3.48m )

Hatch to the engine room, 5 porthole windows to either side plus 2 overhead windows, built-in benches. Diesel burner, low level units, worktop, sink with mixer tap and drainer, oven, hob and fridge. Corridor to...

### **Master Cabin**

5' 11" Max. x 8' 5" Max. ( 1.80m Max. x 2.57m Max. )

Built-in small double cupboard, and under bed storage, 2 porthole windows and escape hatch to the deck.

### **Bedroom Two**

Small single cabin with built-in single bed, porthole window and skylight, built-in cupboard.

### **Shower Room**

Shower cubicle with tiled surround, porthole window, Thetford Cassette toilet, wash hand basin with unit under.

### **Engine Room**

Housing the diesel engine. Ladder and hatch to the deck.



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## Tommy Lee Ferry Quay, Woodbridge

- Fully Operational Live Aboard House Boat
- Beautifully Presented Accommodation
- Panoramic Views from the Wheelhouse
- Moored at the Ferry Quay
- Two Bedrooms

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: A

**£105,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109249 - 0002

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