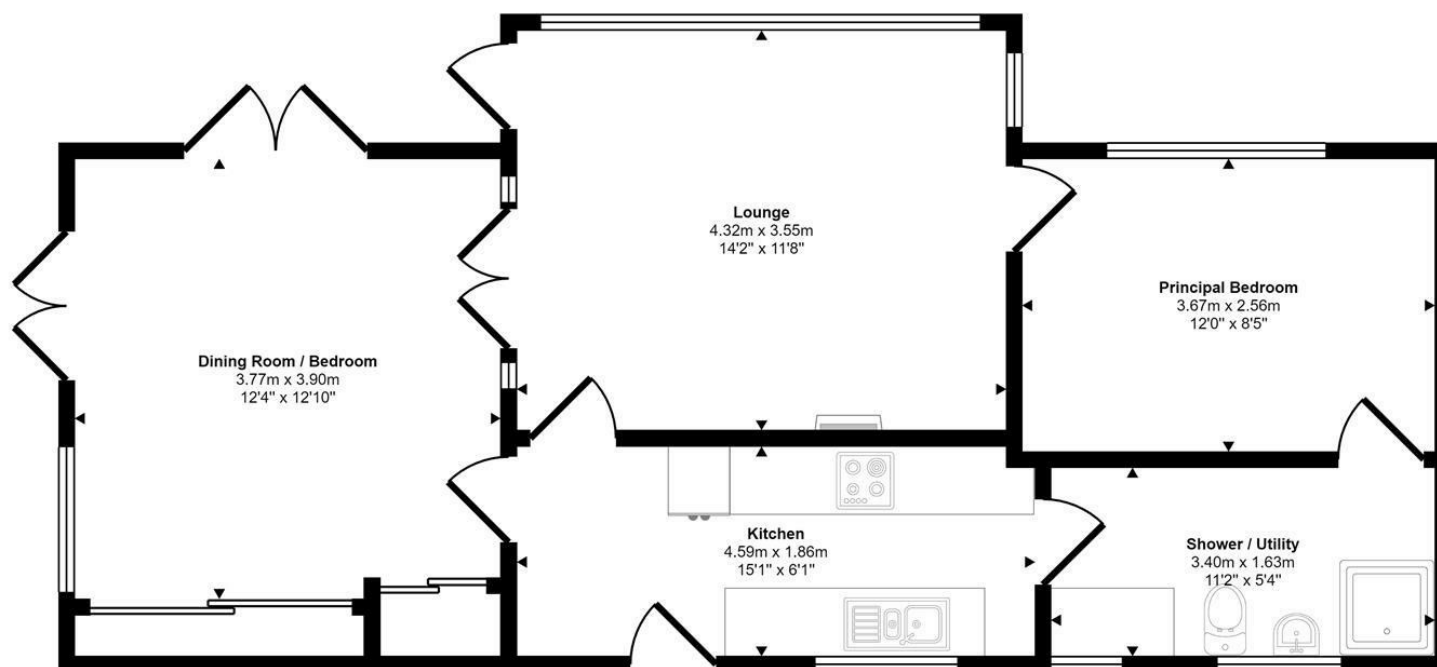




Riverside | Great Yarmouth | NR29
Offers In Excess Of £225,000

Approx Gross Internal Area
58 sq m / 621 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

****GUIDE PRICE £230,000 - £240,000**** abbotFox presents Pilots Point. A detached river side bungalow, which benefits from open views over fields to both sides and benefits from a 63' private river frontage with mooring dock.

The internal accommodation is neatly arranged and affords a high degree of flexibility, comprising: kitchen, lounge, with multi-fuel burner, double bedroom shower room / utility and an additional double bedroom, which currently used as an additional reception room. The private decking affords stunning views of the river and to the fields beyond. Properties of this setting are rarely available, with this property offering a fantastic Norfolk escape. An internal viewing is highly recommended.

Agents Note: We have been informed by the owners this property is non residential, with the property also subject to associated charges, details below.

Tenure: Leasehold: B Lease
Term: Lease runs until 2085
Ground Rent: £1,450 per annum
Service Charge: TBC
Holding tank drainage £45 per empty.

