

FREEHOLD



House Boat (EPC Rating:)

**SHEERING MILL LANE
SAWBRIDGEWORTH**

**CM21 9LR
Price Guide**

£124,950

- COLLINGWOOD CANAL BOAT
- 60ft x 10ft WIDEBEAM
- 2017 BUILT
- CANALINE 52 ENGINE
- FULLY FITTED KITCHEN
- LOUNGE/DINER
- MASTER BEDROOM
- SHOWER ROOM
- BEAUTIFULLY PRESENTED
- REVERSE LAYOUT



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1 Bedroom House Boat located in Sawbridgeworth

Recently introduced to the market is this rarely available 2017 manufactured 60ft x 10ft widebeam canal boat located in Sawbridgeworth moored on the picturesque River Stort. This luxury canal boat features the reverse layout floorplan comprising 1 master bedroom at the bow of the boat offering easy access on and off the vessel. The stern of the boat features an open plan kitchen/dining area fitted with fridge, freezer and washing machine making it perfect for continuous cruising or living aboard. Furthermore, the living space also comprises a brand-new sofa bed offering an additional 2 berths to the master bedroom. The boat is available with the current furnishings, or these can be removed upon request if required.

MOORING

Jay is currently moored in a beautiful private location in Sawbridgeworth under a "Leisure Mooring" which means you cannot live on the boat permanently. The fees which includes water, electricity is additional on a smart meter. The mooring could be issued to the new owner subject to approval from the management company. Please call for further details.

BOW

Hatch leading to storage area, tubing to accommodate a Bow Thruster, double doors leading to:

BEDROOM

8'4" x 8'7"

Range of fitted wardrobes, drawers and storage cupboards, radiator, porthole windows to both sides.

SHOWER ROOM

7'4" x 6'6"

Pump out WC, shower cubicle, wash hand basin with mixer tap, porthole window, chrome heated towel rail, range of fitted cupboards

LOUNGE/DINER

13'7" x 8'4"

Two windows to both aspects, radiator, TV point, feature fireplace with log burner, inset ceiling spots,

KITCHEN

11'5" x 8'4"

Fully fitted with range of cupboards with real wood work top surfaces over, integrated fridge, freezer, microwave, washing machine, inset stainless steel sink with mixer taps, 4 ring gas hob, windows to both sides, breakfast bar, steps leading to:

STERN

Hatch leading to Canaline engine with 150 hours.

SPECIFICATION

Canaline 52hp engine and PRM 150 gearbox provide propulsion. Hot water is provided via an immersion and Webasto with central heating being supplied by the Webasto and solid fuel stove. Electrical systems comprising of a 12v, 240v landline, Victron 3000plus inverter and multiplus charger, 1 starter, 4 leisure batteries

AGENT'S NOTE

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





Council Tax Band

Exempt

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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