



£58,000

Clear Water Place

, OX2 7NL

The boat is self-sufficient as there is no electricity provided at the mooring. Heating is via a solid fuel stove and gas powered water heater.

The two 350kW solar panels provide enough power to run the fridge, lightning and pumps. (The current owner switches off the fridge during the winter months.)

The engine has been well maintained and was last serviced in February 2025.

The interior layout is typical of a narrowboat built in the 90s, with the majority of the space given over to the saloon, a good sized galley, and heads with a hip-bath and shower. The sleeping quarters are at the stern, with a built-in wardrobe and storage space below the bed.

The exterior of the vessel is in good order. She was last out of the water in July 2024, when she was re-blacked. Previously, surveyed in March 2021, when she was also blacked and had new anodes fitted.

The mooring fees are a very reasonable £2600 per annum and fully transferable. There is an Elsan point and bins are provided. The water point is very close to the boat and freely available. There is no shore power supply at the mooring.

BSS expires August 2026





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

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/tenants are advised to recheck the measurements

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