



The Moorings, Stoke Ferry
what3words; sublime.spooked.handrail

£99,995

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A project with potential, an opportunity to start from scratch and make it your own.

If you're searching for a property you can really put your own stamp on, and you're not afraid of taking on a substantial renovation, this two-bedroom end-terrace home in Stoke Ferry could be worth a closer look.

Set within a small close of similar properties in this popular rural Norfolk village, the house is offered with no onward chain and presents an opportunity for someone with the time, budget and vision to bring it back to life.

It's important to be clear that this is a full renovation project, rather than a home requiring a little cosmetic updating. The property would benefit from replacement windows and doors, a new heating system and comprehensive refurbishment throughout, with prospective purchasers encouraged to satisfy themselves as to the full extent of the works required.

The accommodation itself is straightforward and practical, comprising an entrance porch and hallway, living room and kitchen on the ground floor, with two bedrooms and a bathroom upstairs.

Although the property requires considerable investment, its existing layout provides a starting point for buyers looking to create a home around their own tastes and requirements.

Once renovated, it could make an appealing first home, rental investment or occasional holiday retreat, subject to any necessary consents and the costs involved.

The location adds to its appeal. Stoke Ferry is an attractive Norfolk village situated beside the River Wissey, surrounded by countryside and offering a lovely base for exploring this quieter corner of West Norfolk.

For the right buyer, this is an opportunity to take on a property that needs significant attention and potentially create something rewarding in the process.

A substantial renovation project, a village setting and no onward chain, an opportunity for those prepared to take on the work and realise its potential.

Tenure: Freehold

Property Type: End of Terrace House

- End of Terrace House
- Two Bedrooms
- Full Renovation Required
- No Onward Chain
- Allocated Parking Space
- Small Garden
- Rural Setting
- Set Within a Close
- Potential Investment Opportunity
- River Wissey on your Doorstep

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

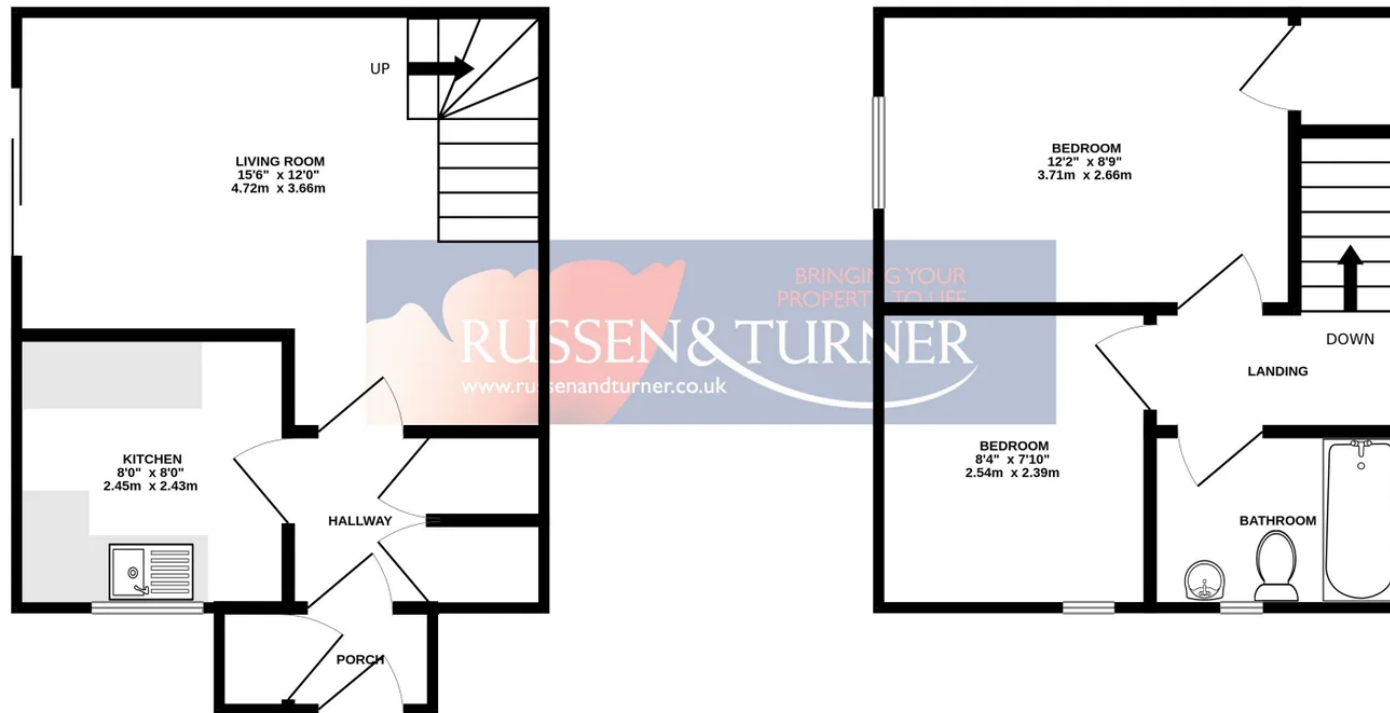
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GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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