Roelof Jan
Addington Road
Woodford
NN14 4ES

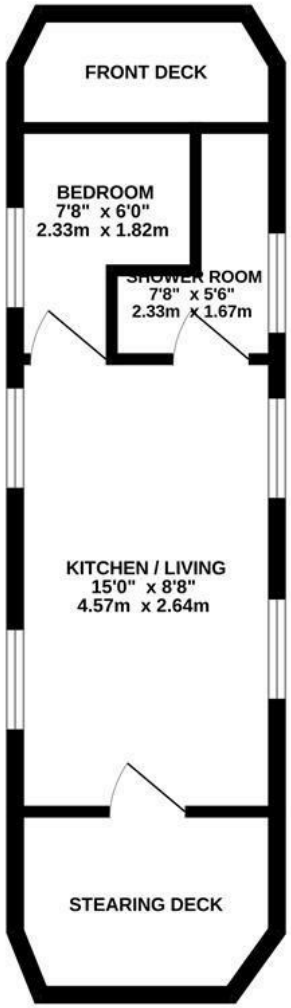
£37,500

OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.8 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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AT A GLANCE...

- Lounge
- Kitchenette
- 1 Bedroom
- Shower Room
- Surrounding countryside
- Parking on Marina

WHAT'S GREAT?

Roelof Jan is a charming Dutch barge with a distinctive character, combining traditional styling with a warm, comfortable interior and generous outdoor space. With approximately 278 sq ft (25.8 sq m) of accommodation, she offers an appealing and versatile layout for anyone looking for a compact floating home, weekend retreat or characterful boat for life afloat.

The interior has a wonderfully cosy feel, with extensive natural woodwork, a timber-clad ceiling and plenty of windows providing attractive views and an abundance of natural light. The main kitchen/living area provides a welcoming central living space with seating, dining and kitchen facilities. A wood-burning stove adds to the homely atmosphere and makes the saloon particularly inviting.

Forward accommodation includes a bedroom offering useful sleeping accommodation or flexible storage space. A separate bathroom/WC completes the interior arrangement.

Outside, Roelof Jan benefits from both a front deck and a steering deck, giving plenty of opportunity to enjoy the surroundings, relax outdoors or entertain. Her traditional exterior lines, attractive detailing and distinctive wheelhouse/steering area give her considerable character, while the photographs show a boat that has been arranged with a very personal and homely touch.

The combination of traditional Dutch-barge character, cosy accommodation, practical living space and inviting outdoor decks makes Roelof Jan an interesting and unusual proposition for someone looking for a boat with personality rather than a conventional modern cruiser.

SELLER'S SECRET

Why we like it....

To buy or not to buy....

OSCAR JAMES

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