



RIVERSIDE, REPPS WITH BASTWICK
£185,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- Traditional timber riverside bungalow
- Stunning views out over the River Thurne and to the rear out over open farmland
- Generous river frontage extending to approximately 55ft including a private mooring dock measuring 31'6" x 11'9"
- L-shaped triple aspect living room
- 2 bedrooms and a shower room
- No onward chain

A traditional, unspoilt riverside bungalow set on the banks of the River Thurne with impressive views to the front and the rear, and a generous 55ft frontage including a private mooring dock extending to approximately 31'6".

The accommodation is full of character and charm and comprises a triple aspect L-shaped living room looking out over the river, two bedrooms, shower room and a fitted kitchen with views out over farmland.

The river facing plot is laid to lawn with two timber storage sheds and a mooring dock measuring approximately 31'6" x 11'9".

A traditional Thurne bungalow with plenty of potential for further improvement. Available with no onward chain.

ACCOMMODATION

L-Shaped Living Room: 17'7" x 12'2"

Triple aspect with picturesque river views, door leading out onto a pretty verandah providing the perfect vantage point to sit and watch life on the river pass you by.

Kitchen: 9'5" x 9'11"

Full range of wall and floor mounted units, electric cooker point, extractor hood. Stable door to rear, window to rear with far reaching views.



Bedroom 1: 10'0" x 7'9"

Window to front and side with views out over the river. Door to shower room.

Bedroom 2: 7'6" x 9'11"

Window to rear, views out over open farmland. Door to shower room.

Shower Room: 10'0" x 4'10"

W/c, wall mounted electric shower, wash basin, window to rear.

OUTSIDE

The river facing garden is laid mainly to lawn with the total frontage extending to approximately 55ft with a substantial mooring dock measuring approximately 31'6" x 11'9", a further decked seating area and two timber storage sheds.





ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs until 2085

Ground Rent and Service Charge: Approx £200 per annum

Holding tank drainage at £60 per pump out

Mains water and electricity

Access via footpath and river only, no vehicular access.

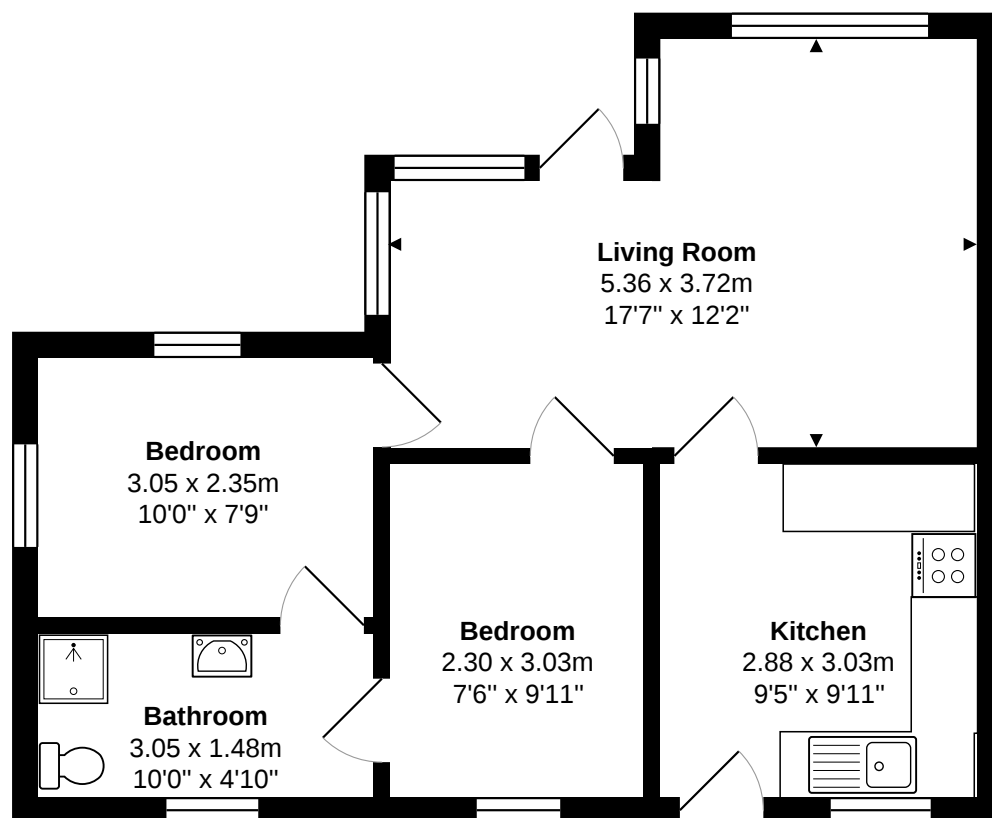
Private car park available by separate arrangement, approximately 500 metres away.



Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	12 G	





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