



Tommy Lee, Ferry Quay, Woodbridge IP12 1BW

welcome to

Tommy Lee, Ferry Quay, Woodbridge

Moored at the Ferry Quay in Woodbridge, Tommy Lee is a fully operational, live aboard house boat which has been restored in recent years and now offers beautifully presented accommodation.

Front Deck

Restored mast, two hatches leading down into the boat.

Wheel House

9' 5" x 6' 3" Max. (2.87m x 1.91m Max.)
Offering panoramic views, fitted bench, 2 doors to either side. Steps down to the...

Living Space

12' x 11' 5" (3.66m x 3.48m)
Hatch to the engine room, 5 porthole windows to either side plus 2 overhead windows, built-in benches. Diesel burner, low level units, worktop, sink with mixer tap and drainer, oven, hob and fridge. Corridor to...

Master Cabin

5' 11" Max. x 8' 5" Max. (1.80m Max. x 2.57m Max.)
Built-in small double cupboard, and under bed storage, 2 porthole windows and escape hatch to the deck.

Bedroom Two

Small single cabin with built-in single bed, porthole window and skylight, built-in cupboard.

Shower Room

Shower cubicle with tiled surround, porthole window, Thetford Cassette toilet, wash hand basin with unit under.

Engine Room

Housing the diesel engine. Ladder and hatch to the deck.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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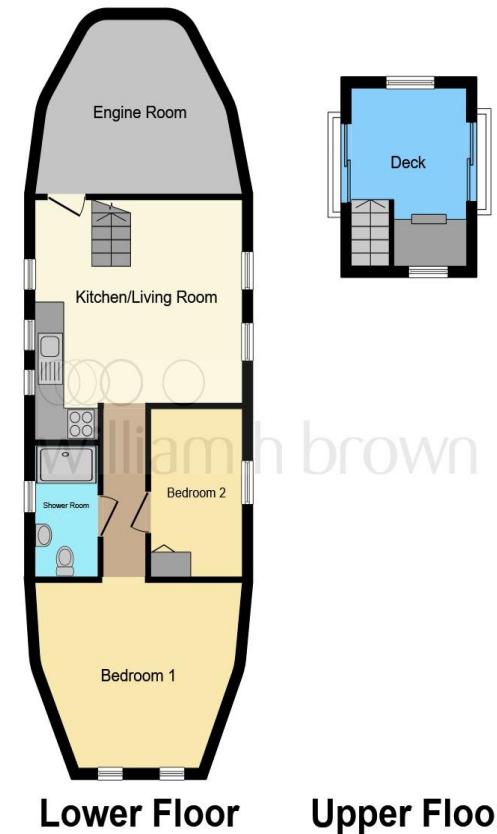
welcome to

Tommy Lee Ferry Quay, Woodbridge

- Fully Operational Live Aboard House Boat
- Beautifully Presented Accommodation
- Panoramic Views from the Wheelhouse
- Moored at the Ferry Quay
- Two Bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

£95,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WBG109249 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk