



RIVERBANK, REPPS WITH BASTWICK  
£129,950 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS







# RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- A deceptive two bedroom riverside bungalow
- Contemporary fitted kitchen and wet room
- 35ft quay headed river frontage/mooring
- Triple aspect living room with impressive views
- No onward chain
- Contents available by separate negotiation

An incredibly deceptive detached riverside bungalow offering a contemporary internal specification and well proportioned accommodation, both of which are likely to exceed initial expectations. With stunning views to the front and panoramic views over farmland to the rear, private, quay headed river frontage extending to approximately 35ft and no onward chain.

The accommodation consists of a modern fitted kitchen with built in oven, hob, extractor hood and microwave, a triple aspect living room with impressive views and French doors out onto the riverside deck, two bedrooms and a wet room style shower room, plus a 25ft long shed/summer house with power, water and plumbing for a washing machine.

The property has UPVC sealed unit double glazing throughout with contents available by separate negotiation. An ideal riverside retreat with scope to be used as a holiday let.

Viewing recommended.

## ACCOMMODATION

**Kitchen: 13'0" x 6'0"**

Range of modern, fitted wall and floor mounted units with 1½ sink unit and drainer, plumbing for dishwasher and built in oven, hob extractor hood and microwave. Down lighters, tiled splash backs and windows to side and rear with far reaching views.

**Living Room: 14'0" x 12'7"**

Triple aspect, bay fronted and river facing with French doors leading out onto the sun deck which offers impressive views out over the River Thurne. Laminate flooring, ceiling light/fan, wall lights.





### **Bedroom 1: 9'5" x 7'10" (10'3" max)**

Window to rear with open views, fitted desk and storage cupboard. Mezzanine storage area, vaulted ceiling, telephone point, panelled door.

### **Bedroom 2: 7'10" (8'11" max) x 7'0"**

Window to front aspect, fitted cupboard and built in wardrobe, panelled door.

### **Shower Room**

Wet room style with walk in shower, vanity wash basin and low level w/c. Fully tiled walls, down lighters, wall mounted fan heater, window to side, panelled door.



## **OUTSIDE**

The river facing front garden has been decked for ease of maintenance with a pergola and a well established grapevine and private quay headed frontage extending to approximately 35ft, allowing for side on mooring and/or the perfect place for a spot of fishing.

There is a substantial shed/summerhouse measuring 25'0" x 9'5" with power and water and plumbing for a washing machine. There is also a second, smaller storage shed.

Gated access leads to the footpath to the rear.



## **ADDITIONAL INFORMATION**

Tenure: Leasehold (B version)

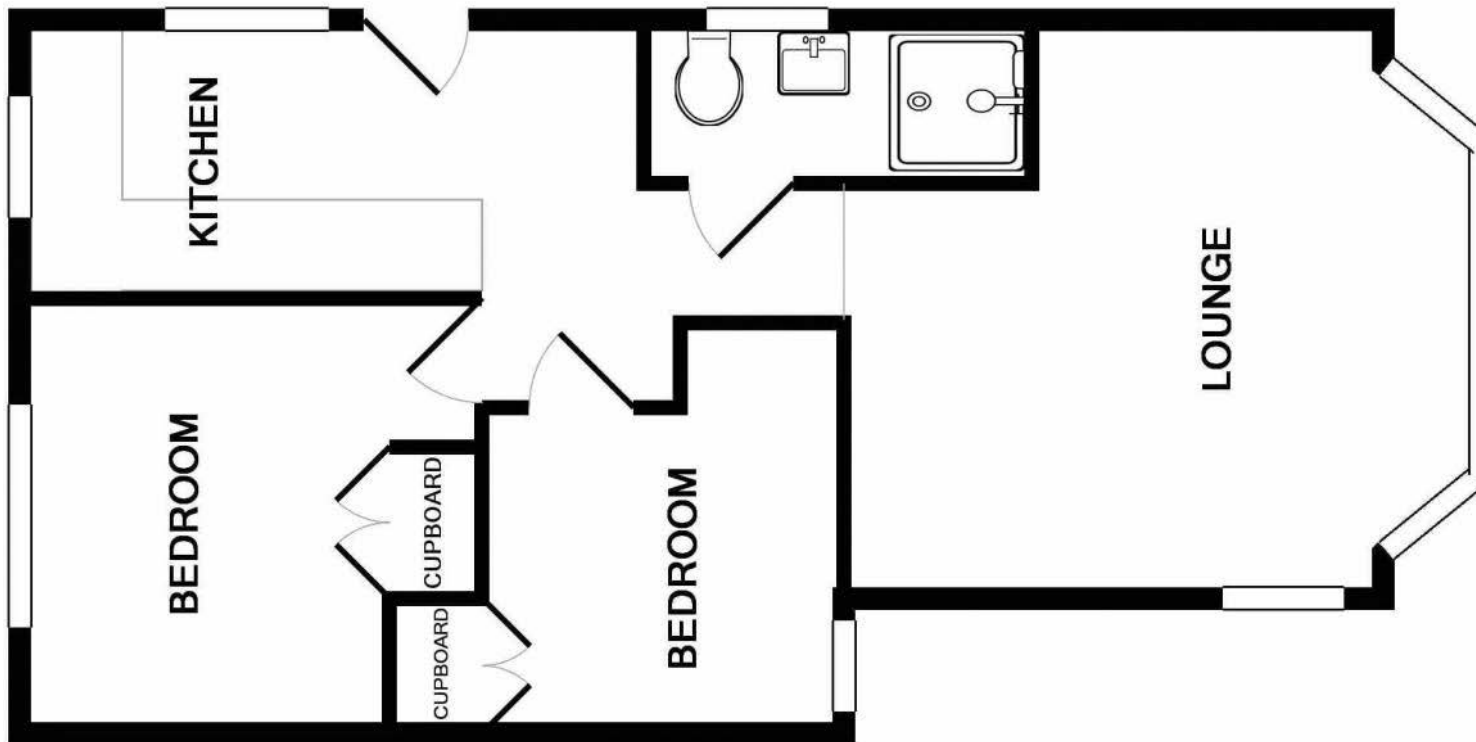
Term: Expires in 2085

Ground Rent and Service Charge: Approximately £650 per annum.









PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	8	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.







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