



NORTH WEST RIVERBANK, POTTER HEIGHAM
£210,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



WINDRIDGE



NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- 2/3 bedroom detached riverside bungalow
- 40ft private river frontage
- South east facing
- No onward chain
- Impressive far reaching views front and back
- Perfect second home or holiday let

A detached, double bay fronted riverside bungalow set on the banks of the River Thurne with far reaching river views and a private mooring.

Accommodation consists of an entrance hall, kitchen/breakfast room, living room, 2/3 bedrooms and a bathroom.

The private quay headed river frontage extends to approximately 40ft.

Perfect as a riverside retreat or as a well placed holiday let, located in an incredibly popular section of the Broads.

No onward chain.

ACCOMMODATION

Entrance Hall

Bathroom: 11'2" x 9'5"

Corner bath with shower attachment, low level w/c, wash basin, heated towel rail, tiled floor, partially tiled walls, window to rear, extractor fan, down lighters.

Kitchen/Breakfast Room: 9'0" x 8'0" (5'0" max)

Range of wall and floor mounted units with sink unit and drainer. Electric cooker point, plumbing for washing machine, tiled floor, partially tiled walls, under unit lighting.



Pantry

Breakfast area with window to rear.

Living Room: 13'0" (14'7" max) x 12'4"

Leaded bay window to front aspect with river views, leaded and glazed door leading out into the garden. Wall mounted heater, picture rail.

Bedroom 1: 8'5" x 8'0"

Window to side, hand basin, wall lights, wall mounted heater, panelled door.

Bedroom 2: 8'8" x 7'3"

Leaded window to side, panelled door, picture rail, wall mounted heater, wall light points, door to:

Bedroom 3: 8'8" x 7'1"

Leaded bay window to front aspect with views of the river, panelled door, coved ceiling.

OUTSIDE

Quay headed river frontage extending to approximately 40ft providing a private mooring.

Lawned garden looking out over the River Thurne.

Two timber sheds providing extra storage, two additional shower rooms and two further w/cs.

ADDITIONAL INFORMATION

Tenure: Leasehold

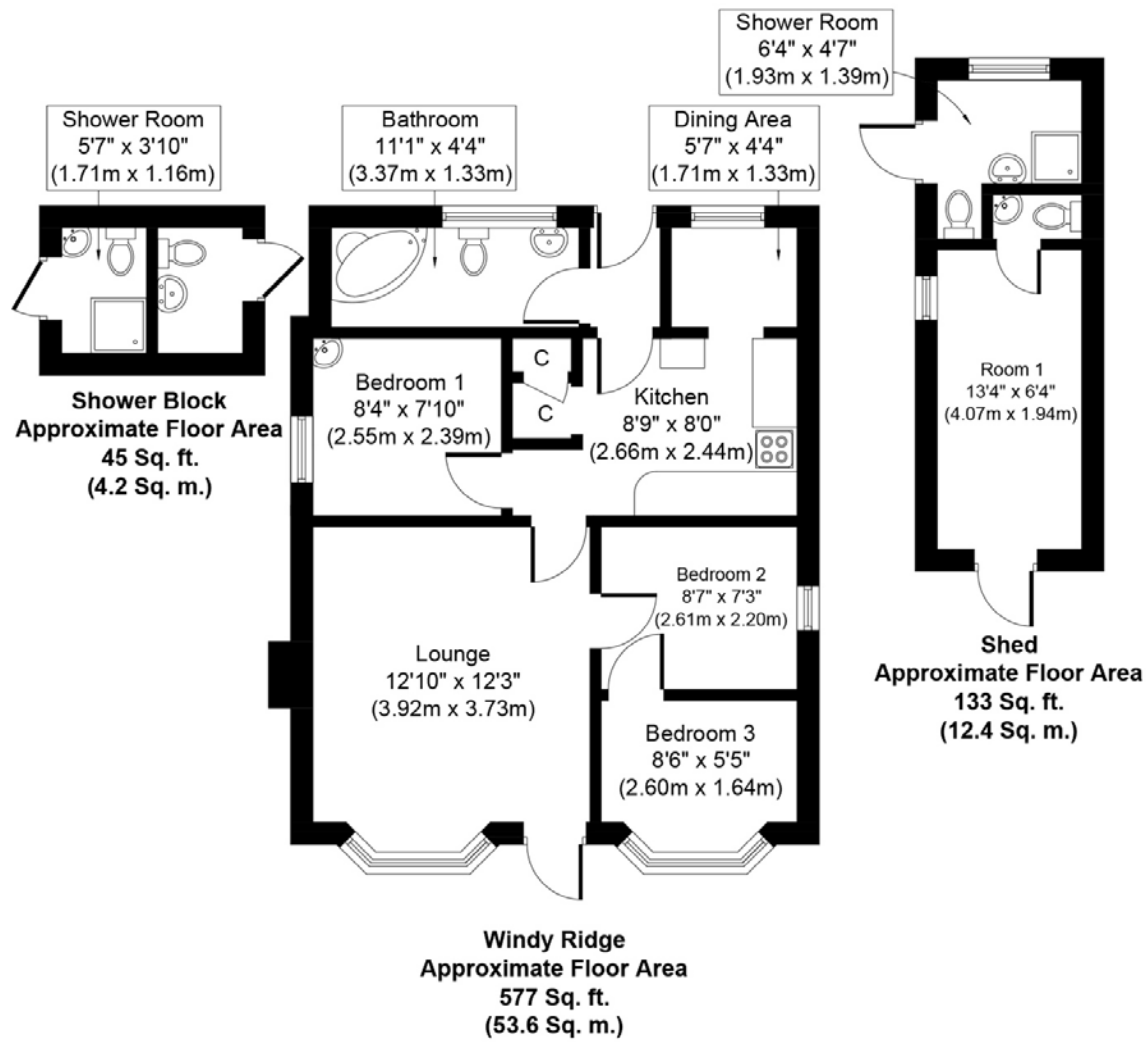
Ground Rent and Service Charge: Approximately £120 per annum.

Access: via footpath and river only.

Services: Mains water, electricity and drainage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G	13	
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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