



RIVERSIDE, MARTHAM
£225,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERSIDE, MARTHAM, NORFOLK NR29 4RG

- Stunning location close to Candle Dyke and looking out over Heigham Holmes Nature Reserve
- Peaceful and private location with stunning panoramic views
- 60ft river frontage with mooring dock and slipway
- Both bedrooms have impressive river views
- Parking option 350 metres away

A charming two bed riverside bungalow set on a highly sought after section of the River Thurne, close to Candle Dyke and looking out over the National Trust nature reserve at Heigham Holmes.

This traditional timber bungalow offers stunning panoramic views, private quay headed river frontage extending to approximately 60ft which includes a slipway and a private mooring dock measuring approximately 27ft x 10'6".

The accommodation consists of a living room which offers views out over the open countryside to the rear, while also being semi open plan to a river facing sitting room which makes the most of the breathtaking views. There is a kitchen, shower room and two bedrooms, both of which look over the River Thurne.

Access is via footpath and river but the property is located only 350 metres away from a privately owned car park with spaces available by separate arrangement.

ACCOMMODATION

Living Room: 14'8" x 14'5"

Window to rear with far reaching views out over open countryside, wall lights and picture rail, open plan to:

Sitting Room: 14'8" x 6'6"

Triple aspect providing impressive panoramic river views. Double doors out onto the deck and garden.

Bedroom 1: 10'5" x 7'9"

Windows to front and side with impressive river views.



Bedroom 2: 12'10" x 6'6"

Windows to front and side with impressive river views. Four door built in wardrobe.

Kitchen: 7'9" x 7'9"

Range of wall and floor mounted units, sink unit and drainer, electric cooker point, extractor fan, water heater, window to rear with open views.

Shower Room

Low level w/c, vanity wash basin, shower enclosure, window to side and rear, wall mounted fan heater, shaver point.

OUTSIDE

River frontage extends to approximately 60ft including a slipway and a private mooring dock measuring approximately 27ft x 10'6". Lawned front garden, paved section to the rear with two timber sheds.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Runs until 2085.

Ground Rent: £5 per annum.

Service Charge: £140 per annum.

Holding tank pump out £48 each empty.

Services: mains water and electricity.

Holding tank drainage.

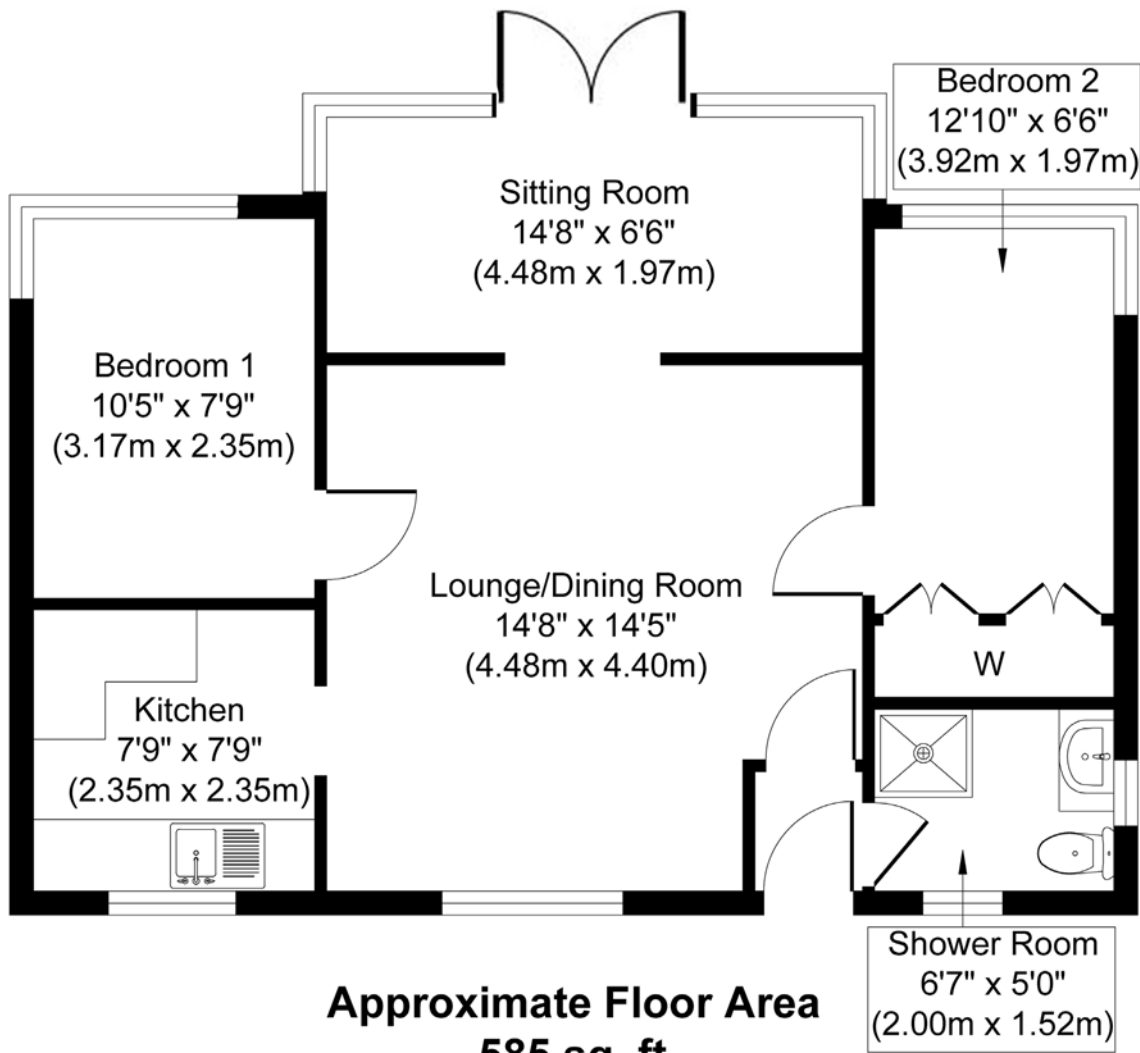
Access via footpath and river only.

Private car park approximately 350 metres away, spaces available by separate arrangement.

Contents included, no onward chain.







Approximate Floor Area
585 sq. ft
(54.38 sq. m)



PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		114
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & 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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