



NORTH EAST RIVERBANK, POTTER HEIGHAM  
£165,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













# NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK

- Traditional riverside bungalow
- Unspoilt character and charm
- 37ft River frontage with slipway
- South facing with impressive views
- Leasehold garage by separate negotiation
- Mains services
- No chain

A traditional riverside bungalow set on the banks of the River Thurne with a private river frontage extending to approximately 37ft with beautiful views both front and back.

Unspoilt and full of original character and charm, the property offers accommodation that consists of a triple aspect sun room, open plan living room with kitchen area, 2 bedrooms and a shower room. The 37ft frontage includes a private slipway, ideal for launching dinghies or kayaks with plenty of room to sit and fish or to simply sit and enjoy watching life on the river pass you by. Well placed for access to Hickling Broad and on the quieter side of Potter Heigham Bridge. Mains services, a southerly aspect and with a leasehold garage available by separate negotiation.

## ACCOMMODATION

### **Sun Room 17'7 x 8'6 (3'8 min)**

L-shaped triple-aspect room with stunning river views. Glazed double doors to:

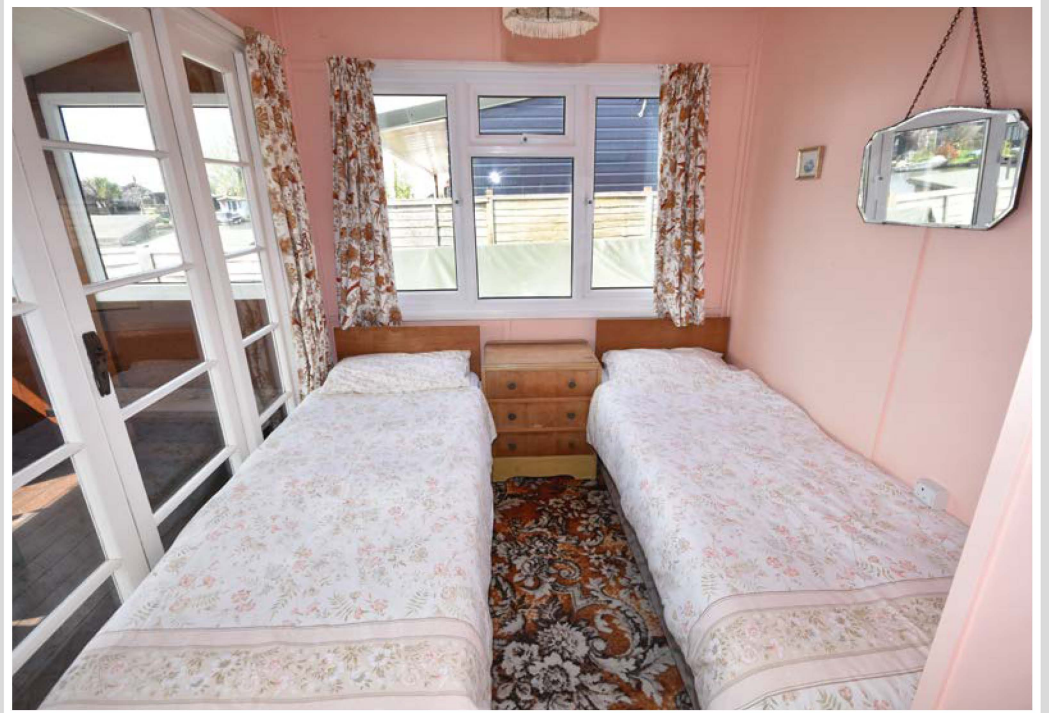
### **Living Room 11'7 x 8'9 (15'6 max)**

Triple aspect with views over the river and out over open countryside. Kitchen area with sink unit and drainer with storage units under. Water heater, electric cooker point. Wall mounted electric heater, fitted storage.

### **Bed 1 8'10 x 7'8**

Window to rear with views out over open countryside.







## Bed 2 8'10 x 7'8

Window to side, French doors to Sun Room, both providing impressive views of the river.

## Shower Room

Low Level WC, wash basin, shower enclosure, extractor fan, 2 windows to side

## OUTSIDE

The private river frontage extends to approx 37ft and offers side-on mooring and a slipway.

The front of the plot is paved for low maintenance with outside lighting and a timber storage shed.

## ADDITIONAL INFO

Tenure: Leasehold - 'A' lease. Term - current lease runs to 2085

Ground rent + Service charge: £145 P.A.

Services: Mains water, drainage and electricity.

Access: This property is accessible via river and footpath only.

Leasehold garage available by separate negotiation. Value £10-12,000.

Contents included.

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.

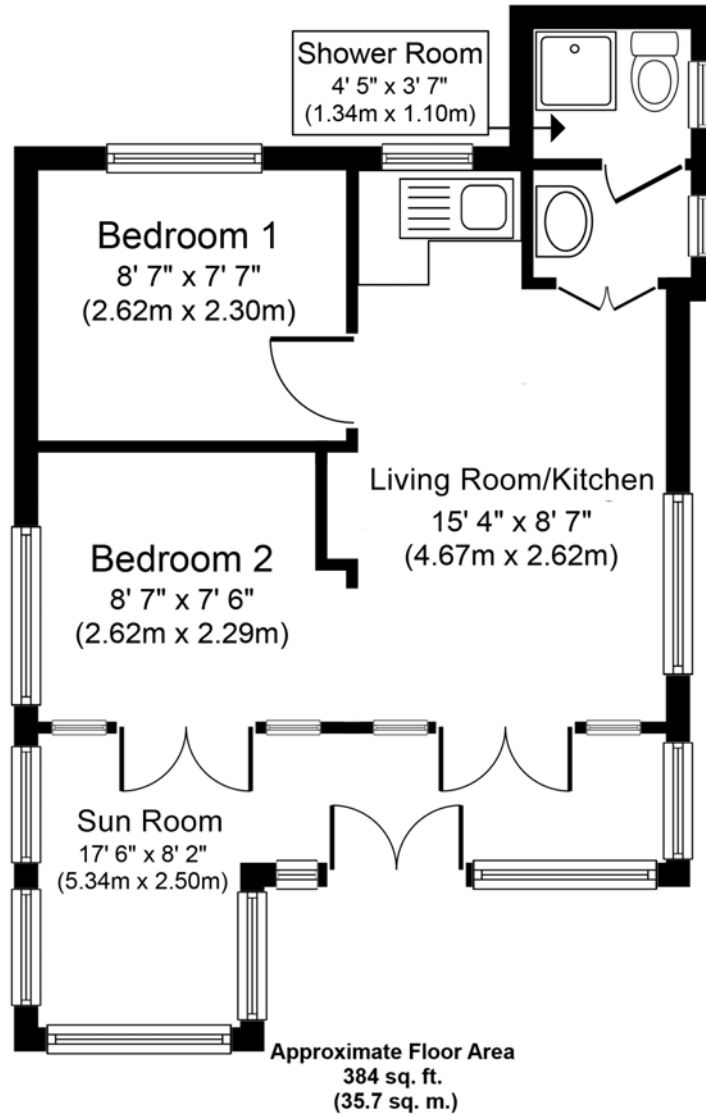
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



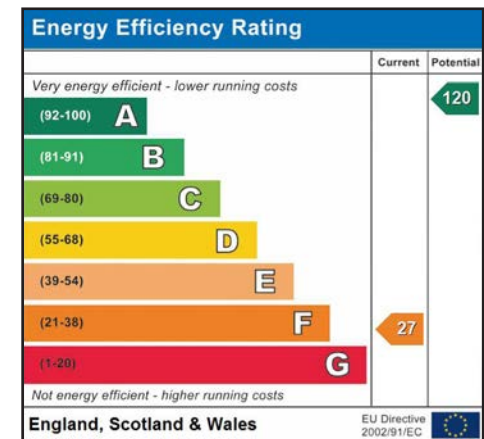








PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY







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