



NORTH EAST RIVERBANK, POTTER HEIGHAM
£215,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- Traditional riverside bungalow
- Unspoilt, full of original character
- 60ft private river frontage
- Detached wet boathouse
- South facing aspect
- Picturesque views front and back

A charming traditional riverside bungalow set on the banks of the River Thurne with impressive, far reaching views, over 60ft of private river frontage and a detached wet boathouse.

Thought to date back to the 1920s/1930s with much of the original character intact, this attractive bungalow offers a living room, galley style kitchen, shower room and two bedrooms. The full width of the property is covered by a raised verandah that makes the most of the south facing aspect and the picturesque river views.

An interesting, unspoilt Thurne bungalow with plenty of potential for improvement. Viewing is recommended.

ACCOMMODATION

Sitting Room: 12'0" x 9'10"

Windows to front aspect looking out over the river.

Bedroom 1: 10'0" x 9'10"

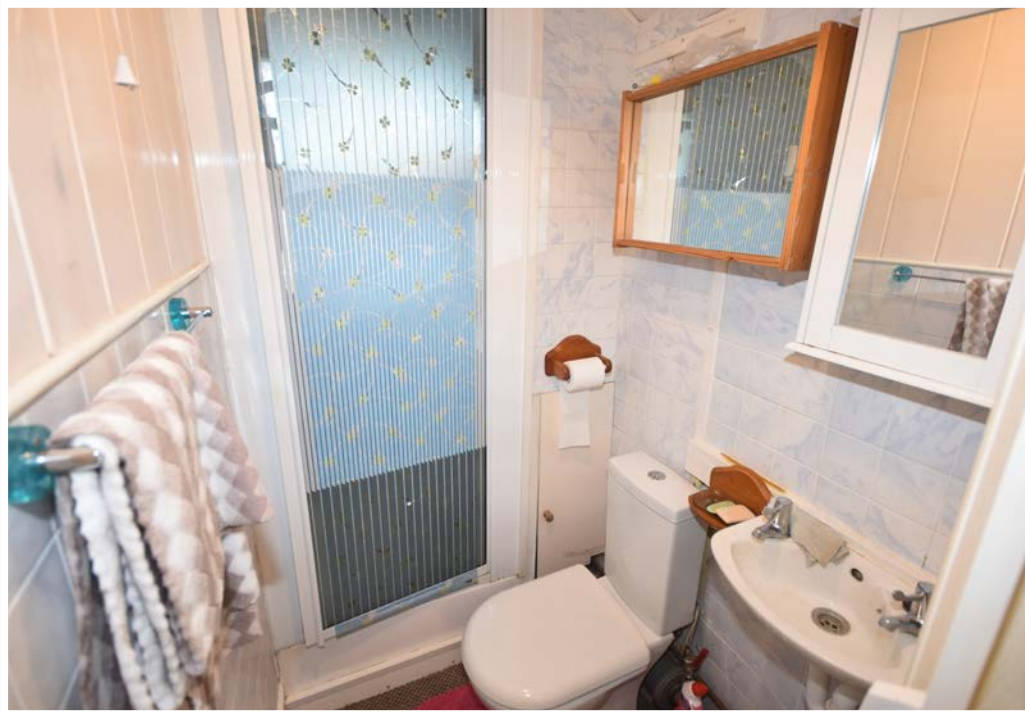
Panelled door windows to front and side with river views.

Bedroom 2: 10'0" x 9'10"

Panelled door, dual aspect with river views.

Galley Kitchen: 12'10" x 3'8"

Range of wall and floor mounted units with sink unit and drainer, plumbing for washing machine, electric cooker point, partially tiled walls, door to side.



Shower Room

Shower enclosure, hand basin and w/c. Partially tiled walls, window to side.

OUTSIDE

The south facing garden is laid mainly to lawn with a raised verandah running along the full front elevation, the perfect vantage point to sit and enjoy life on the river passing you by.

The detached wet boathouse measures 22'7" x 13'5" with a generous storage shed attached which measures 13'3" x 8'9".

There is also a small timber shed housing the old outside w/c (no longer connected).

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: 2085

Ground Rent: £5 per annum

Service Charge: £140

Services: Mains electricity, water and drainage.

Quay heading: the vendor advises that most of the quay heading was upgraded during the last two years.

Most contents will remain.

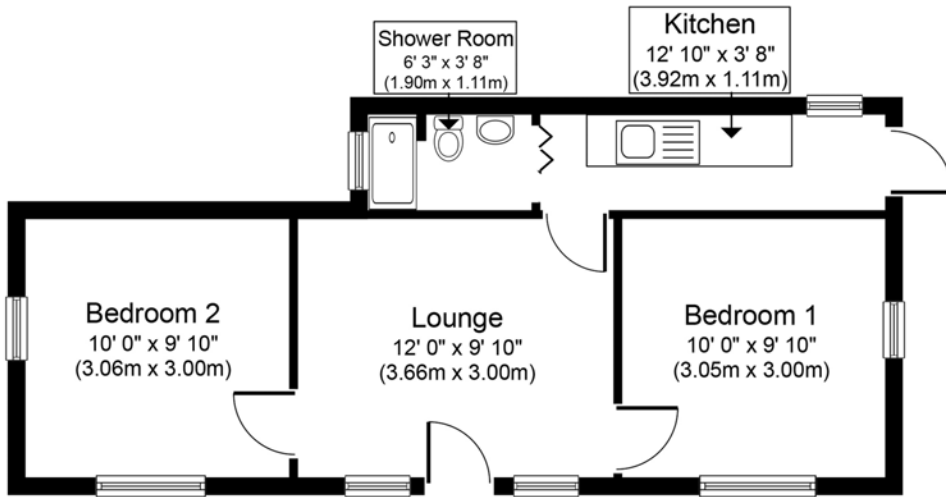
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

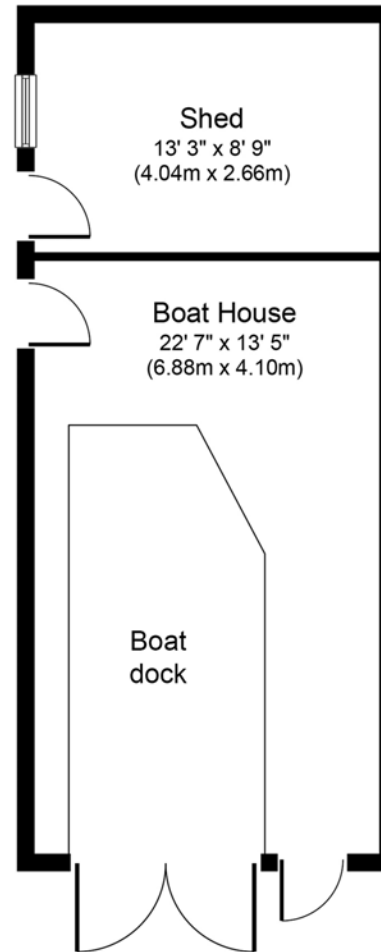
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Approximate Floor Area
 400 sq. ft.
 (37.3 sq. m.)



PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			112
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	8	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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