



MARTHAM RIVERBANK, POTTER HEIGHAM  
£185,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS



# MARTHAM RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5JZ

- 2 bedroom riverside bungalow
- 50ft river frontage
- Private mooring dock
- Far reaching river views
- Established holiday let
- No onward chain

A well maintained two bedroom riverside bungalow with far reaching views out over the River Thurne with approximately 50ft of private river frontage and mooring dock.

Currently used as a well established holiday let, the property offers accommodation that comprises an entrance porch, living room with river views, kitchen, shower room with separate w/c and two bedrooms. With electric heaters and double glazing throughout, this well placed riverside property needs to be seen to be fully appreciated!

A perfect second home for anyone with a passion for boating, fishing, sailing, kayaking or paddle boarding or simply a tranquil vantage point to watch life on the river pass on by.

## ACCOMMODATION

### Entrance Porch

Picture window and French doors leading out onto the river facing garden. Laminate flooring, glazed door to:

### Living Room: 12'8" x 10'10" (13'8" max)

Dual aspect with window to front and rear, both offering impressive views. Feature brick fireplace with electric fire on a stone hearth. Part panelled walls.

### Bedroom 1: 10'9" x 7'4"

Window to front aspect with river views. Electric heater.



## Inner Hallway

Laminate flooring.

## Shower Room

Shower enclosure, window to rear.

## Separate w/c

Low level w/c, window to rear.

## Bedroom 2: 10'0" x 6'9"

Window to front aspect with river views.

## Kitchen: 10'0" x 6'11"

Range of storage units with sink unit and drainer, electric cooker point, laminate flooring, windows to front and rear, door to side.

## OUTSIDE

The private quay headed river frontage extends to approximately 50ft and includes a personal mooring dock measuring approximately 26ft x 12ft. The garden is laid to lawn.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires in 2085

Ground Rent: Circa £1,150 per annum

Service Charge: Circa £600 per annum

Services: Mains water and electricity

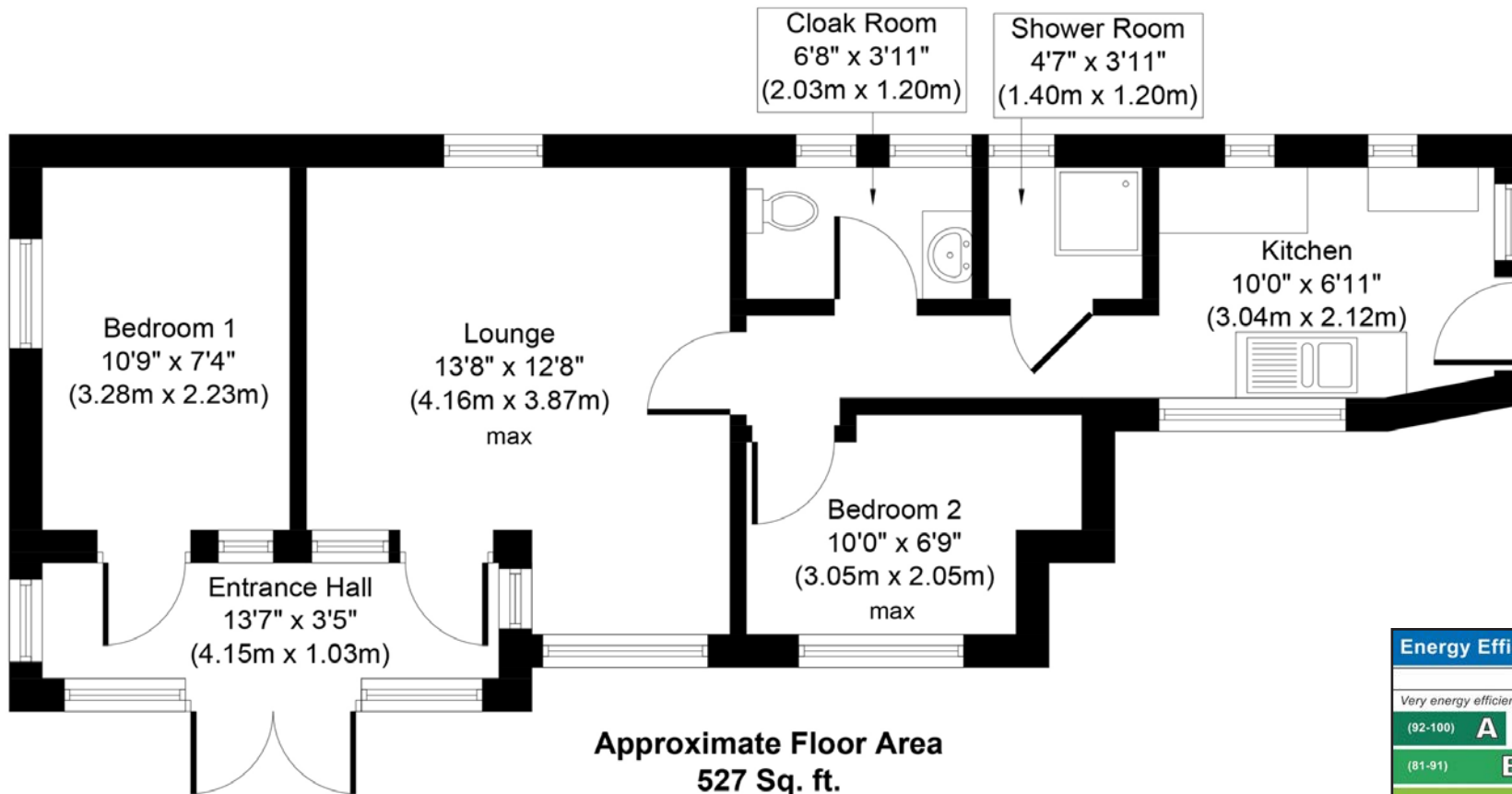
Drainage: Holding tank

Access: Via footpath and river only.









**Approximate Floor Area**  
**527 Sq. ft.**  
**(49.0 Sq. m.)**

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>	9	
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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