



BRIMBELOW ROAD, HOVETON NR12 8UJ
OFFERS IN EXCESS OF £195,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







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- Detached waterside bungalow within walking distance of the centre of Wroxham
- Off road parking and large mooring measuring approx 40ft x 38ft
- Mains services connected
- Scope for improvement

A unique opportunity to acquire a detached, freehold waterside bungalow with a generous mooring measuring approx 40ft x 38ft. Perfect for a cruiser owner. With private off road parking located less than 200 metres from the main river and within walking distance from the centre of Wroxham.

The timber bungalow offers accommodation that comprises a sitting room, small bedroom, kitchen area and shower room with mains water, electricity and drainage all connected.

Ideal as base from which to explore the Broads with plenty of scope for improvement, hidden away yet incredibly well-placed at the same time.

An unusual waterside property with plenty of character, needs to be seen to be fully appreciated.

ACCOMMODATION

Sitting Room: 14'6" x 10'3"

Dual aspect with views out over the water

Kitchen: 8'1" x 4'1"

Sink unit and drainer with fitted storage units, water heater and electric cooker. Tiled splashbacks, window to rear.

Bedroom: 7'8" x 4'0"

UPVC window to side.

Shower room:

Shower tray and curtain, vanity wash basin, low level W/C, shaver point.



OUTSIDE

Gravelled parking area leading to the waters edge. Private quay headed mooring measuring approx 38ft x 40ft.

ADDITIONAL INFORMATION

Tenure: Freehold. Year round use.

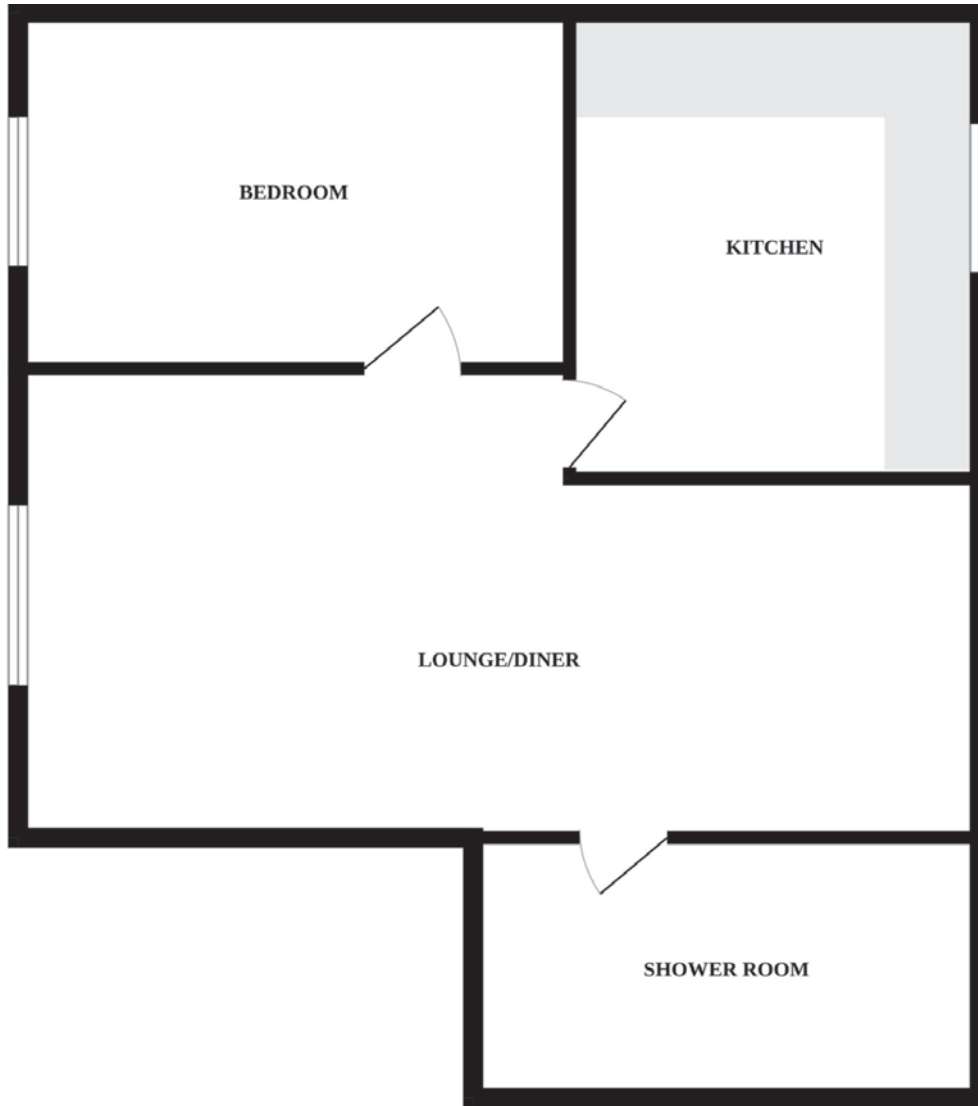
Services: Mains electricity, water and drainage connected



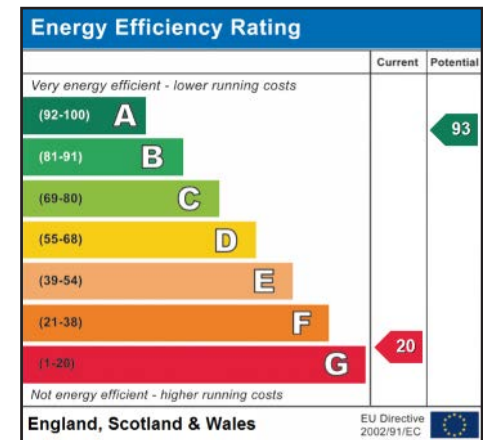
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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





The house is a single-story structure with white horizontal siding and a dark, gabled roof. It features a front porch supported by white columns and a large window with white trim. A black downspout runs from the roofline to a black trash can on the deck. A weather vane is mounted on the roof ridge. The house is situated on a wooden deck that extends to the right, where a black and green object is visible in the foreground. The surrounding area includes a wooden fence, tall grasses, and trees in the background.

A portion of a neighboring house is visible on the right side of the image. It has dark grey or black horizontal siding and white window frames. A wooden lattice fence is positioned between the two properties, and a paved area with some equipment is visible behind it.



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