



FERRY MARINA, HORNING  
£285,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## FERRY MARINA, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Waterside holiday property, suitable as a second home and/or holiday let
- Year round use
- Private 25ft mooring and designated parking
- Contents available by negotiation
- Within walking distance from a selection of amenities
- No onward chain
- UPVC sealed unit double glazing
- Updated shower room

A well maintained and well presented two bedroom town house overlooking the water, set in a highly regarded marina development just off the River Bure within walking distance of a wealth of facilities.

Currently run as a well established holiday let with contents available by negotiation. This comfortable holiday property benefits from private parking, a 25ft long stern on mooring , access to the water for fishing, UPVC sealed unit double glazing throughout, a contemporary kitchen with appliance and an updated shower room. It has also been updated to reflect the change in fire regulations.

No onward chain, and bookings in place for the coming season. Viewing is recommended.

### ACCOMMODATION

#### Entrance Hall

Part glazed front door, built in cloaks cupboard.

#### Open Plan Living Space

#### Kitchen Area: 7'0" x 6'5"

Full range of wall and floor mounted units with built in double oven, hob and extractor hood. Tiled splash back, window to front aspect with views of the marina, coved ceiling.



**Living Area: 17'9" x 13'3"**

French doors to rear leading out onto private seating area looking out over the water. Staircase to first floor, coved ceiling, two electric wall mounted heaters.

## FIRST FLOOR

### Landing

Loft access, large storage cupboard, coved ceiling.

### Bedroom 1: 9'11" x 9'9"

Box bay window to rear with views out over the water, wall mounted electric heater, built in wardrobe, coved ceiling.

### Bedroom 2: 11'1" x 8'1"

Window to front aspect with marina views, built in wardrobe, electric heater.

### Shower Room

Contemporary white suite with corner shower enclosure, wash basin and w/c. Heated towel rail, fully tiled walls, extractor fan, window to front aspect.





## OUTSIDE

Off road parking for one car. Private stern on mooring for a boat measuring 25ft x 10ft. Decked patio area looking out over the water.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity, water and drainage.

Suitable for year round use.

No onward chain.

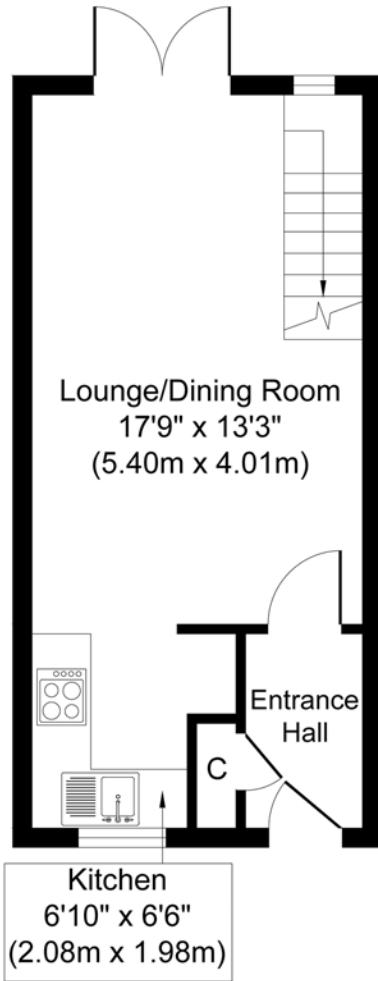


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

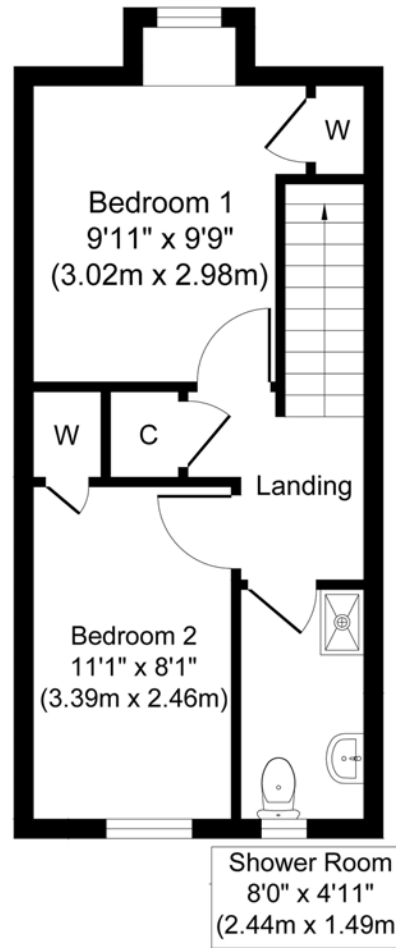
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





**Ground Floor**  
Approximate Floor Area  
271 sq. ft  
(25.20 sq. m)



**First Floor**  
Approximate Floor Area  
271 sq. ft  
(25.20 sq. m)



PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)