

**Aldreds**  
Estate Agents



Silvercrest (R7) Riverside, Repps With Bastwick, NR29 5JZ

£170,000









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# Silvercrest (R7) Riverside

Repps With Bastwick, NR29 5JZ

- Detached Riverside Property
- Foot or Boat Access Only
- Refurbishment Project
- River Frontage and Mooring Dock
- Popular Broadland location
- Non Standard Construction
- Two Bedrooms
- No Immediate Neighbours
- Ideal Holiday Home/Let
- No Onward Chain

Aldreds are pleased to offer this detached riverside bungalow of Non Standard construction now requiring some refurbishment and repair. Beautifully positioned on the Repps Riverside bank on the River Thurne with no immediate neighbours, this two bedroom property offers an excellent opportunity for the keen DIYer to acquire a waterside property with river frontage and a separate mooring dock. The accommodation offered includes an open plan lounge/diner, kitchen, two bedrooms, en-suite cloakroom and shower room. Early internal viewing is highly recommended to appreciate this riverside bungalow with lots of potential, located in a very desirable Broadland location.



## Open Plan Lounge/Dining Area 16'2" x 17'5" at max (4.93 x 5.31 at max)

A spacious double aspect room with window to rear overlooking open marshland, windows and glazed double doors to front aspect facing the river, fireplace with wood burning stove, doors leading off;

## Kitchen 7'3" x 7'0" (2.21 x 2.13)

Window to rear aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor.

## Bedroom 1 12'5" x 13'4" at max (3.78 x 4.06 at max)

Window to front aspect, a range of fitted cupboards, airing cupboard housing hot water cylinder with immersion heater, door giving access to;

## En-Suite Cloakroom

Window to rear aspect, low level w.c., pedestal hand wash basin.







### Bedroom 2 7'9" x 7'7" at max (2.36 x 2.31 at max)

Window to front aspect, open access to walk-in store.

### Rear Hallway

Plumbing for washing machine, wall mounted cupboards, door to;

### Shower Room

Window to side aspect, pedestal hand wash basin, low level w.c., shower cubicle with a electric shower attachment.

### Outside

The property offers a wonderful position on the Repps Bank of the River Thurne, upriver from Potter Heigham bridge, with no immediate neighbours to either side of the property. The grounds now require tidying and replacement decking with quay headed river frontage of approximately 50ft subject to measured survey, plus mooring dock.

### PLEASE BE AWARE

Please be aware that a lot of the timber decking surrounding the property is in poor condition and very insecure in parts, please take care when accessing the property.

### Directions

From our Stalham office, turn right onto the High Street and left at the junction with the A149, following the signs towards Great Yarmouth. On arrival at Potter Heigham turn right into Station Road and left onto Bridge Road where parking can be found. The property is accessed on foot on the Martham / Repps Riverbank via a pathway leading from the side of Potter Fish & Chips Bar and under the New bridge. The property can be found a short way along on the left hand side on the Repps river bank (first one after the 24hr public moorings) up river of both bridges.





## Tenure

Leasehold - 'B' Lease, Term remaining until 31st March 2085. Annual ground rent for 2023-2024 is £1450. Ground rent is payable to the Environment Agency.

Service charges are payable to TBMC Ltd. The service charge 01.04.23 to 31.03.24 is £285.00. Refuse collection and cesspit emptying are done by TBMC and charged per collection.

## Services

Mains water and electric. Drainage via cesspit.

## Council Tax

Great Yarmouth Borough Council: Band A

## Energy Performance Certificate (EPC)

EPC Rating: E.

## Location

Repps with Bastwick is located adjacent to Potter Heigham which is a Broadland village situated on the banks of the River Thurne, approximately 12 miles from Great Yarmouth to the South East. Village amenities include a post office, selection of shops, cafe, fish and chip shop, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

## Reference

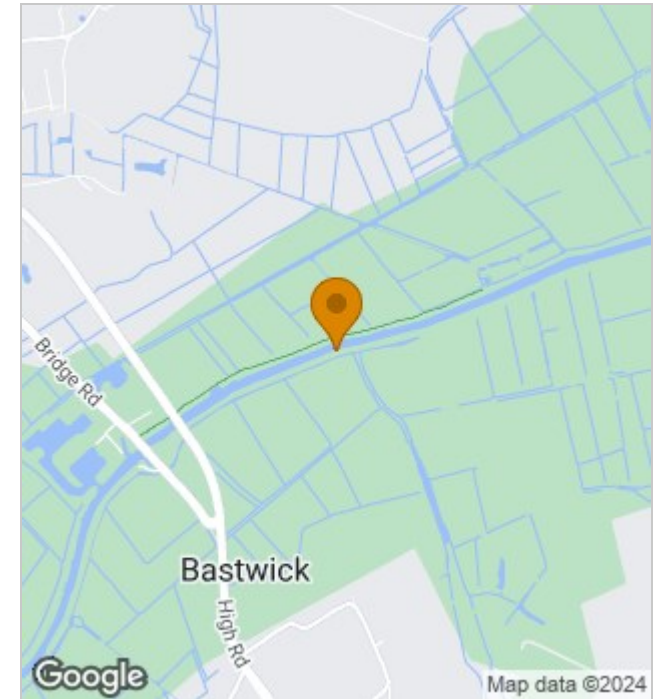
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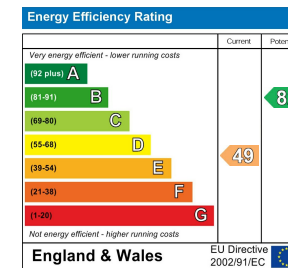
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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