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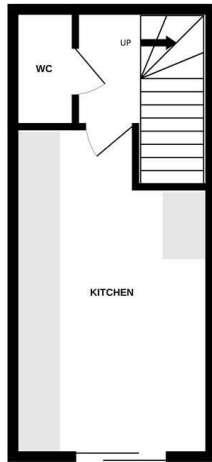
6a West End | Briston | Melton Constable | NR24 2HY

Guide Price £230,000

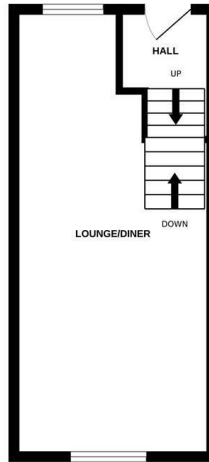
****GUIDE PRICE £230,000 - £240,000 END TOWNHOUSE WITH OFF ROAD PARKING AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, THREE STOREY, END TOWNHOUSE situated in the peaceful village of Briston to the north of Norwich. Accommodation comprising kitchen and WC to the ground floor, lounge diner to the first floor and TWO BEDROOMS and a bathroom to the second floor. Outside to the rear there is an enclosed garden and TWO OFF ROAD PARKING SPACES. The townhouse benefits from double glazing, oil heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.


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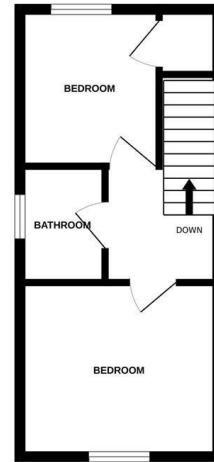
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Briston is a well-served village with two everyday convenience stores (one with post office), butcher, baker, grocer, two pubs and a nursery school. The doctor's surgery is also very close by and serves the villages of Briston and nearby Melton Constable, together with being part of the Holt Medical Practise. Astley primary school is located in-between the two villages. The nearby market towns of Holt and Fakenham offer a comprehensive range of shops and services, and access into Norwich is good by road, reaching the city centre in around 45 minutes.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge/diner and stairs to next floor.

Lounge/Diner 24'3" x 10'10"

Two double glazed windows, two radiators, stairs to lower floor.

Kitchen 17'10" x 10'8"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, sliding patio doors, boiler.

WC

Low level WC, hand wash basin.

Bedroom One 10'9" x 9'4"

Double glazed window, radiator.

Bedroom Two 8'5" x 7'6"

Double glazed window, radiator.

Bathroom 6'4" x 4'7"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Enclosed shingled garden and two off road parking spaces.

Local Authority

North Norfolk District Council, Tax Band A.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.