



All enquiries Ref: James Paterson



- **Freehold semi-detached bungalow requiring modernisation**
- **On a site area of approximately 0.172 acres (695m<sup>2</sup>)**
- **Full vacant possession**

**Location:**

The property is situated on Glebe Close which is located off Station Road within the sought-after village of Little Fransham. Little Fransham is a mid-Norfolk village and has easy access to both the nearby towns of Dereham and Swaffham via the A47, there are regular bus services, and the village benefits from a Farm Shop selling local produce. There is an extensive range of shopping amenities, bars, cafes and restaurants being found in Norwich and King's Lynn. Recreational pursuits can be found locally throughout the surrounding countryside.

**Description:**

Freehold semi-detached bungalow requiring modernisation.

**Accommodation:**

Two bedrooms, reception room, kitchen, conservatory, bathroom/WC, hallway  
Outside: Front and rear gardens

**Area:**

On a site area of approximately 0.172 acres (695m<sup>2</sup>)

**EPC rating:** D

**Council Tax Band:** A

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

